

# City of Chino 2013- 2021 Housing Element

October 2013



Community Development Department  
13220 Central Avenue Chino, CA 91710



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CITY OF CHINO  
2013-2021 HOUSING ELEMENT

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# 1. Introduction

## 1.1 Background

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Chino is situated at the junction of the 60 and 71 Freeways in western San Bernardino County. Chino has a long history dating back to a land grant from Spain. The Chino area was used for cattle ranching during the early 1800s. Prior to its incorporation in 1910, Chino was subdivided into a grid pattern with homes on long, narrow lots.

For most of its history, Chino Valley was known as an agricultural community dominated by dairies. Following the opening of the 60 Freeway in the early 1970s and the 71 Freeway in the mid-1990s, Chino expanded from its agricultural roots into a community that offers quality residential neighborhoods, retail centers, and a diverse industrial base. With the recent annexations (The Preserve and College Park), Chino is expected to expand its resident population significantly in upcoming years.

Rapid growth has brought along changes to the City's demography, employment, and housing markets. In light of these changes and projecting into the future, the City of Chino recognized the need for a planned course of action and embarked on an update to its General Plan. General Plan 2025 embodies a "healthy city" concept that emphasizes diversity, sustainability, and planning with the health of Chino residents in mind.

This Housing Element, as an integral component of the General Plan, embraces the "healthy city" concept. Residential neighborhoods are preserved, enhanced, or created to promote diversity in the community, foster neighborhood character and sense of community, promote linkages among various parts of the City, and encourage interactions and activities.

## 1.2 Organization of the Element

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The housing market is volatile; therefore the Housing Element is updated frequently. This Housing Element covers the planning period of October 15, 2013 through October 15, 2021. The previous Housing Element originally had a planning period of July 1, 2008 through June 30, 2014, but the planning period was amended to end on October 15, 2013 (pursuant SB 375). The Housing Element identifies policies, programs, and objectives that focus on the following:

- Conserving and improving existing affordable housing;
- Providing adequate housing sites to accommodate future housing needs for all income segments of the community;
- Assisting in the development of affordable housing;
- Removing governmental constraints to housing development; and
- Promoting equal housing opportunities for all Chino residents.

The Housing Element consists of the following major components:

- An analysis of the demographic, household, and housing characteristics and trends;
- A review of potential market, governmental, and environmental constraints to meeting the identified housing needs;
- An evaluation of the land, financial, and administrative resources available to address housing needs;
- An evaluation of the accomplishments achieved under the adopted 2000 Housing Element; and
- A statement of the Housing Plan, including goals, policies, and programs to address the identified housing needs.

## 1.3 Data Sources and Methods

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In preparing this Housing Element, various sources of data were consulted. These include:

- Bureau of the Census, 1990, 2000 and 2010 Census;
- Bureau of the Census, 2006-2010, 2007-2011, and 2009-2011 American Community Surveys;

- Population and household projections from the Southern California Association of Governments (SCAG) and San Bernardino Association of Governments (SANBAG);
- Real estate data from commercial data sources such as Dataquick and California Association of Realtors;
- HUD's Comprehensive Housing Affordability Strategy (CHAS);
- Home Mortgage Disclosure Act (HMDA) data;
- Data from the State Departments of Employment Development, Finance, and Social Services.

In most cases, the three-year 2009-2011 American Community Survey (ACS) was used rather than the five-year 2006-2010 or 2007-2011 ACS. Although it represents a smaller sample size and greater margin of error, it better reflects current housing market trends and the impacts created on population and housing characteristics. The 2006-2010 and 2007-2006 ACS data do not accurately average the economic depression experienced in the years leading up to 2010 and the impacts that may have occurred in its estimates. Therefore, when available and appropriate, the 2009-2011 ACS estimates are presented in this Housing Element, shown as percentages, and used for reference.

## **1.4 Community Participation**

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An extensive community outreach program was implemented as part of the Housing Element development.

### **1.4.1 Public Meetings**

The City held a study session before the Planning Commission on June 3, 2013 to present the 2013-2021 Draft Housing Element. To ensure that all economic segments of the community maintained involvement throughout the Housing Element update process, the City advertised the study session through:

- Notifications published in the Chino Champion;
- Special invitations sent out to approximately 60 local service providers, housing developers, and community groups; and
- Information posted on the City's website

No members of the public attended the June 3 study session before the Planning Commission and no comments have been received regarding the 2013-2021 Draft Housing Element.

#### **1.4.2 Telephone Interviews**

In addition to the public meetings discussed above, the City outreached to social service agencies, developers, and community groups to solicit input on housing needs and issues in the community. Three agencies responded and provided input on housing needs. The outreach list and comments received were summarized in Appendix A of this Housing Element.

#### **1.4.3 Public Hearings**

Public hearings were conducted before the Planning Commission and City Council prior to adoption of the Housing Element.

#### **1.4.5 Housing Element Response**

Table 1 below summarizes comments received and responses of the Housing Element:

**Table 1: Public Comments and Housing Element Response**

<b>Comment Themes</b>	<b>Housing Element Response</b>
Increased funding is required to sustain the increased need for housing and supportive services.	The City will continue to utilize CDBG funds to provide supportive services for persons with special needs.

### **1.5 General Plan Consistency**

The City's General Plan 2025 was adopted in 2012. Residential land use policies and housing objectives were developed to implement the new General Plan vision of a "healthy city." This Housing Element builds upon the General Plan 2025 elements and is entirely consistent with the policies set forth by the General Plan. The Housing Element relies on the Land Use Element to establish the amount, intensity, and distribution of residential uses. As portions of the General Plan are amended in the future, the Plan (including the Housing Element) will be reviewed to ensure that internal consistency is maintained. As part of the comprehensive General Plan update, the City has already addressed issues and policies regarding flood hazard and flood management.

## 2. Community Profile

Rapid growth has resulted in changes to the City's demographic profile, employment base, and housing markets. Many of these changes affect the housing needs of residents as well as their ability to afford housing suited to their needs. This section examines the availability, affordability, and adequacy of the existing housing stock to Chino residents.

### 2.1 Demographic Profile

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Population characteristics affect the type of housing needs in a community. Population growth, age composition, race/ethnicity, and employment trends help define the housing needs in a community.

#### 2.1.1 Population Trends

During the past 30 years, Chino has gradually transformed from an agricultural-based community to a bustling suburban community. Many of the changes can be linked to the construction of the 60 and 71 Freeways, which opened access to the housing and job markets throughout the Inland Empire and Los Angeles County.

As an emerging employment and housing center in western San Bernardino County, Chino's population rose dramatically between 1980 and 1990 and has continued to increase steadily ever since. The City's population growth in the most recent decade (approximately 16 percent from 2000 to 2010) was similar to the growth experienced by most neighboring communities, except for Fontana and Rancho Cucamonga, where population increases were significantly higher at approximately 52 and 30 percent, respectively (Table 2).

**Table 2: Population Growth**

	Total Population 1990	Total Population 2000	Total Population 2010	Percent Change 1990-2000	Percent Change 2000-2010
Chino	59,682	67,168	77,983	12.5%	16.1%
Chino Hills	27,608	66,787	74,799	141.9%	12.0%
Colton	40,213	47,662	52,154	18.5%	9.4%
Fontana	87,535	128,929	196,069	47.3%	52.1%
Montclair	28,434	33,049	36,664	16.2%	10.9%
Ontario	133,179	158,007	163,924	18.6%	3.7%
Rancho Cucamonga	101,409	127,743	165,269	26.0%	29.4%
San Bernardino County	1,418,380	1,709,434	2,035,210	20.5%	19.1%

Source: Bureau of the Census, 1990-2010.

The Chino population estimates include inmates at the California Institution for Men (CIM), a state correctional institute. It is located at the southern border of the City and is a minimum and medium security institution. In 1990 the CIM population made up ten percent of the Chino population. The CIM population was 4,781 in September 2012, making up approximately six percent of Chino's 2010 population. The CIM population has declined steadily over time, with around 6,500 inmates in 1990 and just under 5,000 by 2012.<sup>1</sup>

### 2.1.2 Age Trends

Housing demand is affected by the age of residents. Younger adults, for example, tend to prefer apartments, condominiums, and smaller single-family homes that are affordable, while older adults, particularly those with children, prefer larger homes. However, as children leave home, seniors often trade down for smaller, moderately priced homes that require less maintenance.

The age distribution of Chino residents has shifted toward the mature adult and senior age groups (Table 3). Between 2000 and 2010, the mature adult age group (ages 45-64 years) had the largest increase (at 47 percent) followed closely by the senior age group (age 65 or above), with a 44 percent increase. There was also a nine percent increase in the number of preschool age children (ages 0-4 years). Minimal increases occurred during this time period in the college age group (18-24 years) (four percent) and young adult age group (25-44) (nine percent). The dra-

<sup>1</sup> California Department of Correction and Rehabilitation, Data Analysis Unit, Monthly Report of Population for September 2012.

matic increases in the City's older population may indicate that Chino residents are choosing, and are financially able, to age in place.

The 2010 Census documents the continued aging of the City's population, with a median age of 34.0, noticeably higher than the median age of 30.9 recorded just 10 years before. Changes in the age structure of residents could create a demand for different types of housing in Chino, particularly smaller homes to accommodate the needs of seniors.

**Table 3: Age Characteristics**

Age Groups	1990		2000		2010		Percent Change	
	Persons	Percent	Persons	Percent	Persons	Percent	1990-2000	2000-2010
Preschool (0-4 yrs)	4,802	8.0%	4,809	7.2%	5,226	6.7%	0.1%	8.7%
School Age (5-17 yrs)	12,053	20.2%	14,319	21.3%	14,511	18.6%	18.8%	1.3%
College Age (18-24 yrs)	8,656	14.5%	8,234	12.3%	8,530	10.9%	-4.9%	3.6%
Young Adults (25-44 yrs)	23,165	38.8%	22,994	34.2%	25,091	32.2%	-0.7%	9.1%
Adults (45-64 yrs)	8,000	13.4%	12,879	19.2%	18,954	24.3%	61.0%	47.2%
Seniors (65+ yrs)	3,006	5.0%	3,933	5.9%	5,671	7.3%	30.8%	44.2%
Total Population	59,682	100.0%	67,168	100.0%	77,983	100.0%	12.5%	16.1%
Median Age	28.3		30.9		34.0			

Source: Bureau of the Census, 1990, 2000 and 2010.

### 2.1.3 Race and Ethnicity

Chino, like many communities across the southland, is becoming more racially and ethnically diverse. The City's increasing diversity has brought with it shifts in the distribution of households at each income level, prevalence of certain family types, and housing preferences of residents.

As the City grew in size, the racial and ethnic composition of its residents also changed. The number of Non-Hispanic White residents in the City declined by about 14 percent between 2000 and 2010; White residents made up just 28 percent of all residents in 2010 (Table 4). In 1990, Whites made up a majority of the City's total population. Meanwhile, the number and proportion of Hispanic residents in the City continues to increase. Hispanic residents represented 54 percent of the City's population in 2010 and maintained their standing as the majority ethnic group in Chino. Chino's Asian/Pacific Islander population experienced the largest increase (140 percent) between 2000 and 2010. This group about comprised 10 percent of the City's total population in 2010. African-Americans made up about six percent of the City and were the only other racial/ethnic group in Chino (other than Whites) to experience a decrease during this time period.

**Table 4: Race and Ethnicity Changes**

Race/Ethnicity	1990		2000		2010	
	Persons	Percent	Persons	Percent	Persons	Percent
White	31,291	52.4%	25,267	37.6%	21,659	27.8%
African-American	4,560	7.6%	5,100	7.6%	4,529	5.8%
Asian/Pacific Islander	1,883	3.2%	3,348	5.0%	8,044	10.3%
Hispanic/Latino	21,588	36.2%	31,830	47.4%	41,993	53.8%
Other Race <sup>1</sup>	360	0.6%	--	--	--	--
Other Race <sup>2</sup>	--	--	345	0.5%	466	0.6%
Two or More races	--	--	1,278	1.9%	1,292	1.7%
Total	59,682	100.0%	67,168	100.0%	77,983	100.0%

Notes:

1. The 1990 Census includes "Other" as American Indian, Eskimo and Aleut, and individuals indicating an "other" race or "two or more races".
2. Other includes American Indian, Alaskan Native and individuals indicating an "other" race.

Source: Bureau of the Census, 1990-2000, and 2010.



Household median income often varies in relation to the race/ethnicity of the households. According to the 2006-2010 American Community Survey (ACS), median household income for Whites was estimated at \$81,011, compared to \$75,896 for Asians, \$71,346 for Blacks and \$66,559 for Hispanics. The differences in household income by race/ethnicity also often translate into differences in homeownership rates. Between 2006 and 2010, more than 75 percent of White and Asian households owned their homes, compared to about 61 percent of Black households and 67 percent of Hispanic households.

#### 2.1.4 Educational Attainment

An individual's level of education can affect their ability to earn a living. As shown in Table 5, the educational attainment of Chino residents is comparable to the County of San Bernardino and low relative to the State of California. The proportion of residents with college degrees specifically was slightly higher than the share for the County though less than for the State.

**Table 5: Educational Attainment (Population 25 and Over)**

Area	No High School Diploma	High School Graduate/ GED	Some College (No Bachelors)	Bachelor's or Higher
City of Chino	23.6%	26.8%	30.7%	19.0%
San Bernardino County	22.2%	26.5%	32.7%	18.6%
California	19.2%	21.1%	29.5%	30.2%

Source: American Community Survey, 2007-2011.

## 2.2 Household Characteristics

A household is defined as all persons occupying a housing unit. Families are a subset of households and include all persons living together who are related by blood, marriage, or adoption. Single-person households include persons living alone in housing units. (Individuals living in group quarters, such as convalescent homes or dormitories, are not counted as households.) Other households include unrelated people living together, such as roommates. Household type, income and tenure can help to identify special needs populations as well as other factors that affect the housing needs of a community.

Household characteristics play an important role in defining community needs. Household type, income and tenure can help to identify special needs populations as well as other factors that affect the housing needs of a community.

### **2.2.1 Household Type and Size**

As of 2010, the City had 20,772 households, representing a 20-percent increase since 2000. During the decade, Chino's household profile saw some significant changes with respect to household types (Table 5). Chino remains a predominantly family community with family households comprising approximately 82 percent of total households in the City. Many of these families have children, but the proportion of married couple family households with children has declined since 1990 while the proportion of other families, including single parents with children, has increased. These changes in household type are reflected in the age structure of Chino residents – significant increases in the older population and very small increases in the number of young children (age 0-4 years) (Table 3).

**Table 6: Household Characteristics**

Household Type	1990		2000		2010		Percent Change	
	Households	Percent	Households	Percent	Households	Percent	1990-2000	2000-2010
Total Households	15,636	100%	17,304	100%	20,772	100%	10.7%	20.0%
Family Households	12,579	80.4%	14,102	81.5%	16,936	81.5%	12.1%	20.1%
Married With Children	6,538	41.8%	6,394	37.0%	6,372	30.7%	-2.2%	-0.3%
Married No Children	3,620	41.8%	4,423	25.6%	6,054	29.2%	22.2%	36.9%
Other Families	2,421	15.5%	3,285	19.0%	4,510	21.7%	35.7%	37.3%
Non-Family Households	3,057	19.6%	3,202	18.5%	3,836	18.5%	4.7%	19.8%
Singles	2,294	14.7%	2,432	14.1%	2,840	13.8%	6.0%	16.8%
Elderly Living Alone	790	5.1%	906	5.2%	1,020	4.9%	14.7%	12.6%
Other Non-Families	763	4.9%	770	4.4%	996	4.7%	1.0%	29.4%
Average Household Size	3.27		3.43		3.41		--	

Source: Bureau of the Census, 1990-, 2000, and 2010

Household size is a significant factor in housing demand. Often, household size can be used to predict the unit size that a household will select. For example, small households (one and two persons per household) traditionally can find suitable housing in units with up to two bedrooms while large households (five or more persons per household) typically require housing units with three to four bedrooms. Average household size in Chino increased during the 1990s but did not change during the decade from 2000 to 2010.

People's choices, however, also reflect personal preference and economics. During the housing boom when mortgage credit was readily available, many households purchased large homes, often extending themselves beyond their financial means. Now after the housing boom, the National Association of Realtors estimates that the average size of homes purchased will be smaller in future years.

In 2010, the average number of persons per household in the San Bernardino County region ranged from 2.98 to 3.98, with a County average of 3.26 persons per household. Chino had an average of 3.41 persons per household in 2010, representing a small decrease from 2000, when an average of 3.43 persons per house-

hold was recorded. Table 7 compares the average household size in the City to that in surrounding communities and the County. Household size in Chino was comparable to surrounding cities, with Fontana and Pomona having slightly higher average household size.

**Table 7: Average Persons per Household**

Jurisdiction	Average Household Size (2010)
Chino	3.41
Chino Hills	3.25
Fontana	3.98
Ontario	3.63
Pomona	3.77
Rancho Cucamonga	2.98
San Bernardino County	3.26

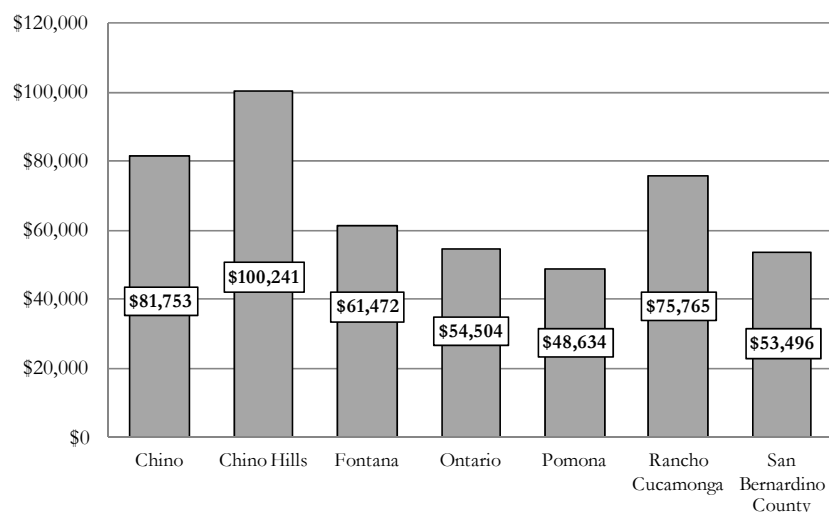
Source: Bureau of the Census, 2010.

### 2.2.2 Household Income

Household income indicates the wealth of a community and is directly connected to the ability to afford housing. As household income increases, households are more likely to be homeowners. As household income decreases, households are more likely to experience housing problems, such as overcrowding and overpayment.

The 2009-2011 ACS estimated the median household income for jurisdictions with populations over 20,000. As shown in Figure 1, median household income in Chino was higher than for San Bernardino and most neighboring jurisdictions, with the exception of Rancho Cucamonga and Chino Hills.

**Figure 1: Median Household Income (2009-2011)**



Source: American Community Survey, 2009-2011.

For planning and funding purposes, the State Department of Housing and Community Development (HCD) categorizes households into five income groups based on the County Area Median Income (AMI):

- Extremely Low Income – up to 30 percent of AMI
- Very Low Income – 31 to 50 percent of AMI
- Low Income – 51 to 80 percent of AMI
- Moderate Income – 81 to 120 percent of AMI
- Above Moderate Income – greater than 120 percent of AMI

Combined, extremely low, very low, and low income households are often referred to as lower income households.

### 2.2.3 Income by Household Type and Tenure

The 2010 Census does not contain information on household income. Household income data were tabulated by the Southern California Association of Governments (SCAG) using the 2005-2009 ACS (Table 8).<sup>2</sup> As shown, between 2005 and

<sup>2</sup> For planning purposes, the U.S. Department of Housing and Urban Development (HUD) uses Census data to develop special tabulations by HUD income group and special needs category. This data set is collectively known as the Comprehensive Housing Affordability Strategy (CHAS).

2009, approximately 28 percent of the City's households earned lower incomes, while approximately 72 percent had earned incomes of moderate or above.

**Table 8: Income Groups (2005-2009)**

Income Group	Number of Households	Percent of Total	San Bernardino County Percent
Extremely Low (30% or less)	1,384	6.8%	12.6%
Very Low (31 to 50%)	1,523	7.5%	11.8%
Low (51 to 80%)	2,858	14.0%	17.4%
Moderate (81 to 120%)	2,980	14.6%	14.6%
Above Moderate (over 120%)	11,680	57.2%	43.6%
Total	20,425	100.0%	100.0%

Source: SCAG, 2005-2009.

## 2.3 Employment Market

Employment plays a major role in housing because it is highly correlated to income. Higher paying jobs give residents a wider range of housing options, while lower paying jobs can severely limit housing choices. Analyzing employment data for the City will reveal important correlations to the housing needs of Chino residents.

### 2.3.1 Major Employers

Chino's prime location near the borders of four counties (San Bernardino, Los Angeles, Orange and Riverside), with freeway access, has made the City a convenient place for business. As of January 2011, there were 4,056 businesses located in Chino, including 461 manufacturers/warehouses.<sup>3</sup>

### 2.3.2 Occupation and Wage Correlations

Occupations held by Chino residents are similar to those of the rest of San Bernardino County. According to the 2009-2011 ACS, about one-third of Chino residents held management, business, science, and art occupations (33 percent) and just over one-quarter were employed in sales and office occupations (27 percent) (Table 9). Transportation occupations employed about 14 percent of residents and service occupations employed about 19 percent of residents.

<sup>3</sup> City of Chino 2011 Economic Profile.

**Table 9: Employment Profile of Residents**

Occupations of Residents	Chino		San Bernardino County	
	Persons	Percent	Persons	Percent
Management, Business, Science, and Arts	10,920	32.9%	224,510	28.2%
Service	6,245	18.8%	151,597	19.1%
Sales and Office	8,851	26.7%	209,682	26.4%
Natural Resources, Construction, and Maintenance	2,427	7.3%	85,518	10.8%
Production, Transportation, and Material Moving	4,732	14.3%	123,711	15.6%
Total	33,175	100.0%	795,018	100.0%

Source: American Community Survey, 2009-2011.

Note: Only civilian population 16 years and over is included in the Census survey of occupation.

Management and legal occupations have the highest average salary in the Riverside, San Bernardino, and Ontario Metropolitan Statistical Area, while food preparation, service related and farming occupations have the lowest average salaries (Table 10). Service related occupations employ 19 percent of Chino residents and have an average salary well below the overall mean for the area. However, management occupations, employing 33 percent of Chino residents, pay some of the region's highest salaries.

**Table 10: Average Yearly Salary by Occupation  
(San Bernardino-Riverside-Ontario MSA, 2012)**

Occupations	Average Salary
Management	\$103,596
Legal	\$93,719
Healthcare Practitioners and Technical	\$82,143
Architecture and Engineering	\$78,963
Computer and Mathematical	\$74,481
Life, Physical and Social Science	\$68,804
Business and Financial	\$66,089
Education, Training and Library	\$61,162
Community and Social Service	\$52,116
Construction and Extraction	\$51,824
Protective Service	\$49,909
Art, Design, Entertainment, Sports and Media	\$47,731
Installation, Maintenance and Repair	\$46,649
<b>Mean Salary</b>	<b>\$44,506</b>
Office and Administrative Support	\$34,992
Sales	\$33,985
Transportation and Material Moving	\$33,836
Production	\$32,050
Healthcare Support	\$28,955
Buildings and Grounds Cleaning and Maintenance	\$26,795
Personal Care and Service	\$24,727
Farming, Fishing and Forestry	\$21,564
Food Preparation and Serving Related	\$21,561

Source: State Employment Development Department, Labor Market Statistics, 2012.



### 2.3.3 Jobs-Housing Ratio

One way of evaluating the housing market of a community is in terms of whether it can house the people who work there. While not everyone who works in a particular community will choose to live there, if there is sufficient housing for the number of jobs available they are more likely to do so. If more employees live in the community in which they work, they will save time and resources commuting, will contribute less to regional air pollution, and will be more able to participate in community activities. In 2011, there were roughly 1.7 people in the job market for each housing unit in the City.

**Table 11: Jobs-Housing Ratio**

Year	Employment	Dwelling Units	Jobs-Housing Ratio
1992	20,044	16,545	1.21
1998	24,470	17,214	1.42
2002	34,622	18,106	1.91
2004	39,121	18,555	2.11
2011	37,728	21,797	1.73

Sources:

1. California Employment Development Department, Labor Market Info Data Library, 2005.
2. State of California, Department of Finance, E-5 City/County Population and Housing Estimates.
3. Bureau of the Census, 2010.
4. American Community Survey, 2009-2011.

It appears that, based on a variety of sources, Chino's jobs-housing ratio has changed dramatically over the 19-year period presented in Table 11. In 1992, the ratio was skewed towards housing (1.21 jobs per housing unit). By 2004, the situation had shifted to a ratio of 2.11 jobs per housing unit, suggesting that there were not enough local workers to fill the local jobs. The ratio in 2011 decreased to 1.73 jobs per housing unit as the number of persons in the labor force decreased between 2004 and 2011 by approximately four percent.

SCAG projects that job growth in the region will pick up dramatically over the next two decades and will likely result in a higher jobs-to-housing ratio over the next 25 years. SCAG's projections are shown in Table 12. However, comparing these two ratios, while useful, does not tell the full story. Although new jobs may be located in Chino, the people who fill those jobs may not live in the City. In 2011, for ex-

ample, 52 percent of employed people in Chino worked outside of San Bernardino County.

**Table 12: SCAG Projected Growth**

Year	Population	Households	Employment	Population % Increase	Households % Increase	Employment % Increase
2008	75,600	20,100	48,500	--	--	--
2020	88,800	24,600	53,500	17.5%	22.4%	10.3%
2035	107,200	29,200	67,700	20.7%	18.7%	26.5%

Source: Southern California Association of Governments, City Projections, 2012.

## 2.4 Housing Problems

The SCAG income data presented earlier do not provide details on the specific housing needs and problems faced by the City's lower income households. The Comprehensive Housing Affordability Strategy (CHAS) developed by the Census Bureau for HUD, however, provides detailed information on housing needs by income level for different types of households in Chino. Detailed CHAS data based on the 2005-2009 ACS data is displayed in Table 13. Housing problems considered by CHAS include:

- Units with physical defects (lacking complete kitchen or bathroom);
- Overcrowded conditions (housing units with more than one person per room);
- Housing cost burden, including utilities, exceeding 30 percent of gross income; or
- Severe housing cost burden, including utilities, exceeding 50 percent of gross income.

Most lower and moderate income households cope with housing cost issues either by assuming a cost burden, or by occupying a smaller than needed or substandard unit. Specifically, according to HUD, 83 percent of the City's extremely low income households and 82 percent of the very income households were experiencing one or more housing problems (e.g. cost burden, overcrowding, or substandard housing condition) between 2005 and 2009.<sup>4</sup> The types of housing problems expe-

<sup>4</sup> U.S. Department of Housing and Urban Development, Comprehensive Housing Affordability Strategy (CHAS) data based on 2005-2009 ACS.

rienced by Chino households vary according to household income, type, and tenure. Some highlights include:

- In general, renter-households had a higher level of housing problems (58 percent) than owner-households (49 percent).
- Elderly renter-families had the highest level of housing problems regardless of income level (73 percent).
- Approximately 83 percent of extremely low income (households earning less than 30 percent of the AMI) and 82 percent of very low income households (households earning between 31 and 50 percent of the AMI) had housing problems.
- 68 percent of extremely low income elderly households spent more than 50 percent of their income on housing, including 100 percent of large owner households, 68 percent of elderly renters and 67 percent of elderly owners within this income category.

**Table 13: Housing Assistance Needs of Lower Income Households (2005-2009)**

Household by Type, Income, and Housing Problem	Renters				Owners			Total Households
	Elderly	Small Families	Large Families	Total Renters	Elderly	Large Families	Total Owners	
Extremely Low Income (0-30% AMI)	200	180	15	560	260	50	510	1,070
With any housing problem	87.5%	75.0%	100.0%	87.2%	90.9%	100.0%	87.5%	87.4%
With cost burden >30%	87.5%	53.0%	100.0%	73.4%	88.6%	100.0%	86.5%	80.0%
With cost burden > 50%	67.5%	44.0%	0	63.8%	59.1%	100.0%	72.9%	68.4%
Very Low Income (31-50% AMI)	290	375	65	865	335	290	1,085	1,950
With any housing problem	96.6%	72.0%	100.0%	86.7%	53.7%	96.6%	78.8%	82.3%
With cost burden >30%	94.8%	73.3%	38.5%	82.1%	55.2%	96.6%	79.3%	80.5%
With cost burden > 50%	58.6%	50.7%	23.1%	59.0%	32.8%	69.0%	59.4%	59.2%
Low Income (51-80% AMI)	170	830	325	1,455	360	310	1,605	3,060
With any housing problem	91.2%	83.1%	78.5%	83.5%	44.4%	95.2%	71.0%	77.0%
With cost burden >30%	91.2%	79.5%	78.5%	81.4%	19.4%	80.6%	62.9%	71.7%
With cost burden > 50%	14.7%	19.9%	6.2%	17.2%	11.1%	71.0%	38.6%	28.4%
Moderate & Above Income (>80% AMI)	275	1,330	590	2,880	1,115	1,930	11,635	14,515
With any housing problem	25.5%	33.5%	41.5%	31.4%	20.2%	46.4%	41.9%	39.9%
With cost burden >30%	25.5%	20.7%	20.3%	21.2%	20.2%	33.2%	39.4%	35.8%
With cost burden > 50%	20.0%	2.3%	0.0%	3.5%	7.6%	9.1%	9.5%	8.3%
Total Households	935	2,715	995	5,760	2,070	2,580	14,835	20,595
With any housing problem	72.7%	56.7%	58.3%	57.7%	37.9%	58.9%	49.2%	51.6%
With cost burden >30%	72.2%	48.1%	41.7%	50.7%	33.8%	47.3%	46.4%	47.6%
With cost burden >30%	41.2%	17.1%	3.5%	20.9%	19.8%	25.0%	18.5%	19.2%

Note: Data presented in this table are based on special tabulations from the American Community Survey (ACS) data. Due to the small sample size, the margins are errors can be significant. Interpretations of these data should focus on the proportion of households in need of assistance rather than on precise numbers.

Source: HUD Comprehensive Housing Affordability Strategy (CHAS), 2005-2009.

### 2.4.1 Overcrowding

Overcrowding is defined by the State Department of Housing and Community Development (HCD) as a household with more than one person per room (excluding bathroom, kitchen). Severe overcrowding occurs when there is an average of more than 1.5 persons per room.<sup>5</sup>

The 2007-2011 ACS estimates that more than six percent of the City's households were living in overcrowded conditions.<sup>6</sup> High housing costs relative to income, combined with a lack of adequately sized available units, forces individuals and

<sup>5</sup> A housing unit with more than one person per room is considered by HCD and HUD as overcrowded. In calculating overcrowding, living and dining rooms are included but kitchens and bathrooms are excluded.

<sup>6</sup> Bureau of the Census, 2000 Census.

families to share housing units. In other cases families choose smaller units so they can devote income to other necessities such as food and healthcare.

From 2000 to 2010, the incidence of overcrowding decreased substantially in Chino. Overcrowding, however, affects renter-households disproportionately (Table 14). In 2010, 11 percent of renter-households were overcrowded compared to almost five percent of owner-households. Furthermore, two percent of renter-households were severely overcrowded compared to only less than one percent of owner-households.

**Table 14: Overcrowding by Tenure**

Overcrowding	Owner-Households		Renter-Households		Total Households	
	Number	Percent of Owners	Number	Percent of Renters	Number	Percent of Total
<b>1990</b>						
Total Overcrowded (>1.0 person/room)	686	6.5%	1,084	21.6%	1,770	11.3%
Severely Overcrowded (>1.5 persons/room)	295	2.8%	608	12.1%	903	5.8%
<b>2000</b>						
Total Overcrowded (>1.0 person/room)	1,139	9.6%	1,441	26.4%	2,580	14.8%
Severely Overcrowded (>1.5 persons/room)	510	4.3%	842	15.4%	1,352	7.8%
<b>2010</b>						
Total Overcrowded (>1.0 person/room)	661	4.5%	646	11.4%	1,307	6.5%%
Severely Overcrowded (>1.5 persons/room)	70	0.5%	132	2.3%	202	1.0%%

Sources:

1. Bureau of the Census, 1990 and 2000.
2. ACS, 2007-2011.

#### 2.4.2 Cost Burden/Overpayment

Housing cost burden, also known as overpayment, occurs when a household's housing costs exceed 30 percent of their gross income. A severe cost burden occurs when housing costs exceed 50 percent of a household's gross income.<sup>7</sup> Housing cost burden is particularly problematic for low and moderate income households in that it leaves few resources for a household to pay for other living expenses.

The 2005-2009 CHAS data estimated that 51 percent of owner-households and 46 percent of renter-households in the city were overpaying for housing. Because housing cost burden tends to concentrate among the most vulnerable populations, reducing cost burden is an important housing goal for the City of Chino.

As shown in Table 13, cost burden seemed to affect owner-households more than renter-households, regardless of income level. As market rents were generally affordable to moderate income households, renters in this income group were not as impacted by cost burden. Among the different household types, large family homeowners and senior renters in the lower income groups were most impacted by cost burden, compared to other household types.

Housing cost burden was generally most prevalent among the City's very low income households, rather than in its extremely low income households, potentially because more extremely low income households in Chino were receiving some form of housing assistance. However, housing cost burden was most severe among extremely low income large renter-households; 100 percent of this group had a severe housing cost burden, more than any income group or any household type.

Rental assistance (such as Section 8) and affordable rental housing are the most direct and effective housing programs serving households in the very low and extremely low income groups. The City has also adopted a rent stabilization program for its mobilehome parks that will benefit extremely low and very low income households in the City.

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<sup>7</sup> A household spending more than 30 percent of its gross household income on housing is considered cost-burdened both by the State Department of Housing and Community Development (HCD) and the U.S. Department of Housing and Urban Development (HUD).

## 2.5 Special Needs

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Certain segments of the population may have more difficulty in finding decent, affordable housing due to their special needs. Special circumstances may be related to one's employment and income, family characteristics, disability and household characteristics, among other factors. Consequently, certain residents in Chino may experience higher incidences of housing overpayment (cost burden), overcrowding, or other housing problems. The special needs groups analyzed include seniors, persons with disabilities, large households, single parents, people living in poverty, farm workers, homeless individuals and families, college students, and military personnel (Table 15).<sup>8</sup> Many of these groups overlap, for example some single parents are homeless, and many seniors have a disability of some type. The majority of these special needs groups could be assisted by an increase in affordable housing, especially housing located near public transportation and services.

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<sup>8</sup> Although the Chino has virtually no farming operations remaining, State Housing Element law requires that the City examine the extent of farmworker housing needs.

**Table 15: Special Needs Groups in Chino (2010)**

Special Needs Group	# of People or Households	Number of Owners	% Owner	Number of Renters	% Renter	% of Total Households or Population
Households with Seniors	4,254	--	--	--	--	20.5%
Senior Headed Households	3,099	2,220	71.6%	879	28.4%	14.9%
Seniors Living Alone	1,020	506	49.6%	514	50.4%	4.9%
Persons with Disabilities*	6,115	--	--	--	--	7.8%
Large Households	4,981	3,337	67.0%	1,644	33.0%	24.0%
Single-Parent Households	2,152	--	--	--	--	10.4%
Female Headed Households	3,041	--	--	--	--	14.6%
Female Headed Households with children	1,485	--	--	--	--	7.1%
People Living in Poverty**	5,171	--	--	--	--	7.4%
Farmworkers* ***	200	--	--	--	--	2.6%
Homeless	110	--	--	--	--	1.4%
Students*	7,027	--	--	--	--	9.0%
Military*	0	--	--	--	--	0.0%

\* = 2010 Census data not available. Estimate is from the 2009-2011 ACS.

\*\* = 2010 Census data not available. Estimate is from the 2007-2011 ACS.

\*\*\*2009-2011 ACS estimates that 200 residents are employed in some occupation in Agriculture, Forestry, or Fishing.

Sources: Bureau of the Census; 2000-2010 Census, American Community Survey (ACS), 2009-2011, American Community Survey (ACS), 2007-2011; San Bernardino Point-in-Time Homeless Count, 2011.

The following sections provide a detailed discussion of the housing needs facing each particular group as well as programs and services available to address their housing needs.

### 2.5.1 Senior Households

Senior households have special housing needs due to three concerns – limited and fixed incomes, health care costs, and disabilities. The City’s aging population also makes this particular group of special concern. Chino experienced a 44-percent increase in senior residents from 2000 to 2010 (Table 3). The Census estimated that in 2010, 7.3 percent of Chino population was seniors, compared to 5.9 percent in 2000. Furthermore, 4.9 percent of Chino households in 2010 were seniors living alone (33 percent of all senior residents).



According to the 2005-2009 CHAS, among senior households, approximately 1,615 (or 54 percent) were considered lower income. Approximately 67 percent of the lower income senior households overpaid for housing. Aside from overpayment problems due to relatively fixed incomes, many seniors are faced with various disabilities. Roughly 52 percent of Chino's senior population was listed as having one or more disabilities according to the 2009-2011 ACS.

### **Resources**

The special needs of seniors can be met through a range of services, including congregate care, rent subsidies, shared housing, and housing rehabilitation assistance. For the frail or disabled elderly, housing can be modified with features that help ensure continued independent living arrangements. Affordable housing opportunities for seniors are available at two locations in the City: 84 units at the Steelworker's Oldtimers Apartments and 104 units at the Seasons Seniors Villas.

Senior residents can benefit from activities and services available at the Chino Senior Center. Among the services provided, case management assistance aids seniors through help with information and referrals, counseling, support groups, volunteer opportunities, and the C.A.R.E. program (Citizens Assisting Retired Elders). Additional services at the center include a variety of social services such as legal aid, income tax assistance, health insurance counseling and advocacy program, and daily lunches with a home delivery option. The center also offers a wide array of educational and instructional classes. A seasonal newsletter distributed by the City details all of the services available at the center and includes a weekly schedule of programs.

Ten licensed residential care facilities provide assisted living, nursing care, and general services to seniors in Chino. These facilities have a combined capacity of 205 beds. The City permits residential care homes for six or fewer persons in all residential zones as regular residential uses. Residential care homes for more than six persons are conditionally permitted in all residential zones, subject to additional requirements in order to provide clear guidance for the development of such facilities.

### **2.5.2 Persons with Disabilities (including Developmental Disabilities)**

Physical, mental, and/or developmental disabilities may prevent a person from working, restrict one's mobility, or make it difficult to care for oneself. Thus, disabled persons often have special housing needs related to limited earning capacity, a lack of accessible and affordable housing, and higher health costs associated with a

disability. Some residents suffer from disabilities that require living in a supportive or institutional setting.

The living arrangement of disabled persons depends on the severity of the disability. Many persons with disabilities live at home in an independent fashion or with other family members. Independent living can be furthered through special housing features for the disabled, income support for those who are unable to work, and in-home supportive services for persons with medical conditions, among others. Other persons with disabilities live in group homes or other institutionalized settings.

The 2010 Census did not collect information on disabilities. However, according to 2009-2011 ACS data, approximately nine percent of Chino residents had a disability. The ACS also tallied the number of disabilities by type for residents with one or more disabilities. Among the disabilities tallied cognitive and ambulatory difficulties were the most prevalent. Specifically, cognitive disabilities were the most common among disabled persons ages 5 to 17, while ambulatory difficulties were reported the most frequently by disabled seniors (Table 16).

**Table 16: Disabilities Tallied (2008-2010)**

Disability Type	% of Disabilities Tallied			
	Age 5 to 17	Age 18 to 64	Age 65+	Total
With a hearing difficulty	0.0%	24.0%	32.7%	26.1%
With a vision difficulty	8.1%	16.4%	11.9%	13.5%
With a cognitive difficulty	79.3%	39.8%	22.2%	34.8%
With an ambulatory difficulty	7.9%	44.2%	76.6%	56.6%
With a self-care difficulty	4.8%	9.8%	23.0%	15.7%
With an independent living difficulty	--	28.2%	47.7%	35.1%
Total Disabled Persons	546	2,602	2,942	6,090

Notes:

1. A person can have multiple disabilities.

2. This table does not include persons under the age of 5 with a disability.

Source: Bureau of the Census, American Community Survey (ACS), 2009-2011.

The most obvious housing need for persons with disabilities is housing that is adapted to their needs. Most single-family homes are inaccessible to people with mobility and sensory limitations. Housing may not be adaptable to widened doorways and hallways, access ramps, larger bathrooms, lowered countertops, and other

features necessary for accessibility. Location of housing is also an important factor for many persons with disabilities, as they often rely upon public transportation to travel to necessary services and shops.

### **Persons with Developmental Disabilities**

A recent change in State law requires that the Housing Element discuss the housing needs of persons with developmental disabilities. As defined by federal law, “developmental disability” means a severe, chronic disability of an individual that:

- Is attributable to a mental or physical impairment or combination of mental and physical impairments;
- Is manifested before the individual attains age 22;
- Is likely to continue indefinitely;
- Results in substantial functional limitations in three or more of the following areas of major life activity: a) self-care; b) receptive and expressive language; c) learning; d) mobility; e) self-direction; f) capacity for independent living; or g) economic self-sufficiency;
- Reflects the individual’s need for a combination and sequence of special, interdisciplinary, or generic services, individualized supports, or other forms of assistance that are of lifelong or extended duration and are individually planned and coordinated.

The Census does not record developmental disabilities. According to the U.S. Administration on Developmental Disabilities, an accepted estimate of the percentage of the population that can be defined as developmentally disabled is 1.5 percent. This percentage equates to 1,170 persons in the City with developmental disabilities, based on the 2010 Census population.

According to the State’s Department of Developmental Services (DDS), as of November 2012, at least 448 Chino residents with developmental disabilities were being assisted at the Developmental Center and Regional Center.<sup>9</sup> Most (341) of these individuals were residing in a private home with their parent or guardian and specifically 200 of these persons with developmental disabilities were under the age of 18. Another 107 clients were residing at community care facilities.

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<sup>9</sup> The State DDS aggregates the client data by age group, ZIP Code, and type of housing arrangement. Data are suppressed when a ZIP Code contains fewer than 25 clients.

Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

### **Resources**

According to the State Department of Social Services, 22 licensed residential care facilities in Chino with a total capacity of 117 beds to accommodate persons with disabilities. The City permits residential care homes for six or fewer persons in all residential zones as regular residential uses. Residential care homes for more than six persons are conditionally permitted in all residential zones, subject to additional requirements in order to provide clear guidance for the development of such facilities. The City also provides rehabilitation programs that include accessibility improvements as eligible activities.

State and federal legislation mandate that a percentage of units in new or substantially rehabilitated multi-family apartment complexes be made accessible to individuals with limited physical mobility. The City also offers flexibility in development standards for projects proposing housing affordable to seniors and persons with disabilities.

### **2.5.3 Large Households**

Large households are defined as households with five or more members in the unit. A large household may be a large family (e.g., parents with children and/or extended family members), two or more families sharing the same housing unit, more than five unrelated individuals living together, or any of these combinations.

Large households comprise a special needs group because of their need for larger units, which often command higher prices that may not be affordable to many households. In order to save for other necessities such as food, clothing, and medical care, it is common for lower income large households to reside in smaller units, frequently resulting in overcrowding.

**Table 17: Large Households**

	1990	2000	2010
# of Large Households	3,243	4,202	4,981
Total Households	15,636	17,304	20,772
% of Large Households	20.7%	24.3%	24.0%

Source: Bureau of the Census, 1990-2010.

In 2010, large households comprised 24 percent of all households (Table 17). Since 2000, the number of large households in Chino has increased; however, the proportion of large households actually decreased slightly from the previous decade. Overall, about 58 percent of the large renter-households and 59 percent of the large owner-households experienced some housing problems between 2005 and 2009 (Table 13).

### **Resources**

The City addresses the affordable housing needs of large households by encouraging the development of affordable housing with two or more bedrooms. Infill single-family homes developed by Habitat for Humanity, with assistance from the City, offer affordable housing for large households. Additionally, through its Infill Housing Development Program, the City provides financial assistance to non-profit and for-profit developers to construct affordable homes suitable for large families. In the past, the City's Housing Programs also included a Homebuyer Assistance program. However, with the dissolution of the City's redevelopment agency, the City's primary funding source for this program has been eliminated. However, the City was recently awarded a CalHOME grant that has allocated \$180,000 to fund three (3) Homebuyer Assistance loans. City staff will continue to seek funding resources in an effort to continue its Homebuyer Assistance program.

### **2.5.4 Single-Parent Households**

Single-parent households, particularly female-headed families with children, often require special consideration and assistance because of their greater need for affordable housing and accessible day care, health care, and other supportive services. Female-headed families with children are a particularly vulnerable group because they must balance the needs of their children with work responsibilities, often while earning limited incomes.

In 2010, 1,485 female-headed households with children and 667 male-headed households with children resided in the City and together made up ten percent of

all Chino households. Between 2000 and 2010, the proportion of female-headed households in the City increased slightly from 13 percent to 15 percent, while the proportion of female-headed households with children remained at approximately seven percent.

#### **Resources**

Single-parent households can benefit from a number of the housing programs available to Chino residents, including the homebuyer assistance program, Housing Choice Vouchers, and affordable childcare. Locating housing near public transit and recreation facilities would also help address the housing needs of this group. In addition, the City offers support programs to help single parents with children maintain the quality of life for their family. These include counseling, subsidized childcare, recreational activities, and parenting classes.

#### **2.5.5 Residents Living Below the Poverty Level**

Families with incomes below the poverty level, typically those households with extremely low and very low incomes, are at greatest risk of becoming homeless and typically require special programs to assist them in meeting their rent and mortgage obligations to avoid becoming homeless. The 2007-2011 ACS found that five percent of all families in Chino were living below the poverty level. However, female-headed households with children were disproportionately affected by poverty. Between 2007 and 2011, 14 percent of all female-headed families were living below the poverty level. For female-headed families with children, 16 percent were living below the poverty level.

Households living in poverty are in need of subsidies for mortgage and rent payments, utilities, and other living expenses, and of supportive services.

#### **Resources**

Households living in poverty can benefit from single room occupancy units (SROs). The Chino Zoning Ordinance does not currently include specific provisions for the development of SROs. However, the City will amend the Zoning Ordinance to conditionally permit this type of housing within one year of adoption of the Housing Element. Additional resources include Housing Choice Vouchers and other housing programs that benefit extremely low income households.

#### **2.5.6 Farmworkers**

Farmworkers are traditionally defined as persons whose primary incomes are earned through permanent or seasonal agricultural labor. Permanent farm laborers work in the fields, processing plants, or support activities on a generally year-round

basis. When workload increases during harvest periods, the labor force is supplemented by seasonal labor, often supplied by a labor contractor. For some crops, farms may employ migrant workers, defined as those whose travel distance to work prevents them from returning to their primary residence every evening.

According to the 2009-2011 ACS, 200 Chino residents were employed in some occupation in farming, forestry, or fishing, making up less than one percent of the City's employed population over the age of 16. This represents a slight decrease since 2000, when the Census reported 378 Chino residents employed in farming, forestry, or fishing, representing about two percent of the working population. These occupations, particularly in urban areas like Chino, include gardeners, landscapers, and people who work in plant nurseries.

The few remaining agriculturally zoned properties in the City are used for composting and sod farming. No traditional farming remains in the City. Most of the dairy farms still in operation are located within The Preserve Specific Plan area. As The Preserve continues to develop, these dairy farms will be replaced with residential development.

Generally, persons in the agricultural industry tend to earn lower incomes compared to those employed in other industries. Based on the California Economic Development Department research, persons employed in farming, forestry, and fishing occupations in Riverside, Ontario, San Bernardino Metropolitan Area earned approximately \$21,564 in 2011 compared to the countywide median annual wage of \$44,506. Due to the high cost of housing and low wages, migrant farm workers have difficulty finding affordable, safe and sanitary housing. This limited income is exacerbated by their tenuous and/or seasonal employment status.

### **Resources**

Because farmworkers make up such a small percentage of the City's population, no specific programs are necessary. In general, housing assistance such as rent subsidies would benefit farmworker families.

### **2.5.7 Homeless Persons**

State law (Section 65583(a)(7)) mandates that municipalities address the special needs of homeless persons within their jurisdictional boundaries. "Homelessness" as defined by the U.S. Department of Housing and Urban Development (HUD), describes an individual (not imprisoned or otherwise detained) who:

- Lacks a fixed, regular, and adequate nighttime residence; and
- Has a primary nighttime residence that is:
  - A supervised publicly or privately operated shelter designed to provide temporary living accommodations (including welfare hotels, congregate shelters, and transitional housing for the mentally ill);
  - An institution that provides a temporary residence for individuals intended to be institutionalized; or
  - A public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings.

This definition does not include persons living in substandard housing (unless it has been officially condemned); persons living in overcrowded housing (for example, doubled up with others; persons being discharged from mental health facilities (unless the person was homeless when entering and is considered to be homeless at discharge); or persons who may be at risk of homelessness (for example, living temporarily with family or friends).

Assessing a community's homeless population is difficult because of the transient nature of the population. There are essentially three categories of homeless populations: the chronically homeless, migrant farmworkers, and the situationally homeless. The chronically homeless often have problems such as substance abuse and mental illness that led to their homelessness. They opt to live on the streets rather than participate in a case managed program.

Migrant farmworkers or day laborers live under difficult conditions in encampments, often adjacent to farming operations. Because of their tenuous living conditions, it is very difficult to estimate their numbers. Mostly single adult men from Mexico, migrant farmworkers are paid minimum wage and often choose to send a portion of their earnings home to support their families rather than using the money to obtain housing. They also tend to travel from community to community according to the harvesting schedules of crops.

The last category of homeless people, the situationally homeless, often find themselves homeless due to a combination of factors beyond their control, such as rent increases, medical bills or loss of employment. This is also the segment that is most likely to seek help from service agencies and best able to work toward becoming self-sufficient again. San Bernardino County's leading authority on the region's homeless population is the San Bernardino Continuum of Care (CoC). The CoC in San Bernardino County is supported by the Office of Homeless Services (OHS), a



subdivision of the Human Services Department, Department of Behavioral Health. The Office of Homeless Service (OHS) was created in September 2007 by the San Bernardino County Board of Supervisors. OHS works to develop a countywide public and private partnership that coordinates services designed to reduce and prevent homelessness.

OHS strives to end homelessness in San Bernardino County by providing comprehensive services and resources for homeless persons and by increasing permanent supportive housing opportunities for very low income and long-term homeless persons. The Office of Homeless Services carries out this directive by developing and implementing a countywide 10-Year Strategy to End Homelessness through advocacy, policy review, technical assistance, priority setting, linkages and coordination, provision of financial and other resources, and articulation of the vision of the San Bernardino County Homeless Partnership. The enumeration of homeless persons in San Bernardino County has been conducted by OHS since 2007. The most recent OHS point-in-time count of the region's homeless population was conducted in 2011. Included in this homeless survey was a street count (conducted in every city) as well as a count of homeless persons in every emergency shelter, transitional housing facility, hospital and jail from January 26-27, 2011. One-on-one interviews were also conducted for 77 clients.

The San Bernardino County 2011 Point-in-Time Homeless Count and Survey Report counted 1,692 homeless people on the streets, an additional 1,039 homeless people in emergency shelters, transitional housing, or domestic violence shelters, as well as another 145 people using hotel/motel vouchers issued on the night of the count. In total, the 2011 Homeless Census and Survey found 2,876 homeless persons in the County, which excludes figures from rehabilitation facilities, jails, and hospitals. Among the unsheltered homeless persons in the County, the 2011 Count estimates that the majority were adult males (77 percent). Female youth represented approximately nine percent of the estimated homeless population and 84 percent of all youth (Table 18).

**Table 18: Unsheltered Homeless Persons (2011)**

Demographic	Observed Count	Estimated Count
Male Youth	14	29
Female Youth	13	155
Male Adult	338	1,306
Female Adult	74	202
Total Count	439	1,692

Source: San Bernardino County 2011 Point-In-Time Homeless County & Survey Report

The 2011 Count does not provide estimates on the number of homeless persons by city; however, Chino's homeless population can be estimated using data from the County's Homeless Count. Chino's population makes up approximately four percent (3.8 percent) of the total population in San Bernardino County. Applying this percentage to the data provided in the Homeless Count gives Chino an estimated total homeless population of 110 homeless persons, including 64 unsheltered homeless persons, 40 sheltered homeless persons, and 6 homeless voucher recipients.

### **Resources**

The City collaborates with the County of San Bernardino Office of Homeless Services in building a regional continuum of care for the homeless and those at-risk of becoming homeless. Annually, the City uses 15 percent of the CDBG allocation to provide public and supportive services to prevent homelessness and/or aid those who are homeless and at risk of becoming homeless. This includes the extremely low and very low income residents, especially those with special needs. Homeless supportive and prevention services funded by CDBG in the past include:

- Community Outreach Program – Referral service and case management to assist those in need.
- Chino Neighborhood House – Emergency food and clothing.
- House of Ruth – Transitional housing for domestic violence victims and their children.

Through Case Management services offered at the Neighborhood Activity Center, the City also offers one-time emergency motel voucher assistance for eligible residents who are low-income individuals or families and are homeless or at risk of becoming homeless. Other homeless programs that are available to residents, but not funded by the City, include: Isaiah's Rock, a nonprofit located in downtown Chino, offers food, clothing, and shelter for persons and families in need; and Catholic Charities also provides food, clothing, and rent vouchers to women and children who are either homeless or at risk of becoming homeless. In addition, the San Bernardino County Homeless Partnership adopted a 10-Year Strategy to End Homelessness in June 2009. This Strategy includes 25 specific action recommendations to be undertaken throughout San Bernardino County.

In 2010, the City amended its Zoning Ordinance to define emergency shelters as "a structure that provides temporary shelter and feeding of indigents or disaster victims, and that is operated by a public or nonprofit agency." The Zoning Ordinance

was also amended to permit emergency shelters by right in the CS zone. In addition, the City allows emergency shelters in the MU 20, MU 30, and CG zones with the approval of a Conditional Use Permit. The City adopted the following standards for the development of emergency shelters:

- Maximum capacity of 30 beds
- Emergency shelter facilities can be available to residents for a maximum of 90 days
- Staff must be provided at shelter facilities to assist residents with finding permanent shelter
- Shelter providers must have a written management plan
- Emergency shelters can not be located within 300 feet of another emergency shelter
- 120 square feet of indoor living area must be provided, plus an additional 50 square feet of living area must be available for each additional person over two persons, excluding staff, of which thirty percent shall be common or recreational space.
- A minimum 200 square foot of enclosed or screened waiting area must be provided to prevent queuing in the public right-of-way
- Emergency shelter facilities must establish hours of operation and provide on-site personnel, security and safety lighting.

### **2.5.8 Students**

Chaffey College, University of the Pacific and Biola University are all located in the City. A total of 7,027 Chino residents were enrolled in college or graduate school according to the 2009-2011 ACS, comprising just nine percent of the population. Students have unique housing needs because they are on tight budgets and need seasonal short-term housing. A lack of affordable housing impacts this special needs group often leading to overcrowded living situations.

Another consideration is the retention of recent college graduates in the community. Young professionals are often unable to afford the rent or to purchase price of a home in Chino and therefore, would seek housing in other communities.

### **Resources**

Students are able to take advantage of the City's multi-family rental housing stock. Multi-family housing is permitted in the City's RD12, RD14, and RD20 zones.

## 2.6 Housing Stock Characteristics

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The Census defines a housing unit as any of the following: a house, an apartment, a mobile home or trailer, a group of homes, or a single room intended for use as separate living quarters. Separate living quarters are those in which the occupants live separately from any other individuals in the building, and which have direct access from outside the building or through a common hall.

This section discusses various housing characteristics and trends that affect housing needs in Chino. Important characteristics include housing types, tenure, vacancy rates, housing age and condition, and housing cost and affordability.

### 2.6.1 Housing Growth

Over the years, population and employment growth have spurred housing development in Chino. The City's housing stock has experienced steady growth over the past 20 years, with housing growth in the 2000s eclipsing growth during the 1990s by a significant amount. The City's housing stock grew from 16,137 units in 1990 to 21,797 units in 2010, or a 35 percent increase over 20 years (Table 19). During the most recent decade, the City's housing stock grew more (22 percent) than the housing stock of most neighboring jurisdictions and the County as whole. The City was still outpaced, however, by the growth that occurred in Rancho Cucamonga (56 percent) and Fontana (44 percent).

**Table 19: Housing Unit Growth (1990-2010)**

Jurisdiction	1990	2000	2010	Percent Change	
				1990-2000	2000-2010
Chino	16,137	17,898	21,797	10.9%	21.8%
Chino Hills*	9,757	20,414	23,617	109.2%	15.7%
Fontana	29,383	35,908	51,857	22.2%	44.4%
Ontario	42,536	45,182	47,449	6.2%	5.0%
Pomona	38,466	39,598	40,685	2.9%	2.7%
Rancho Cucamonga	36,367	42,134	65,618	15.9%	55.7%
San Bernardino County	542,332	601,369	699,637	10.9%	16.3%

\*= 1990 estimate based on Chino Hills CDP.

Source: Bureau of the Census, 1990-2010.

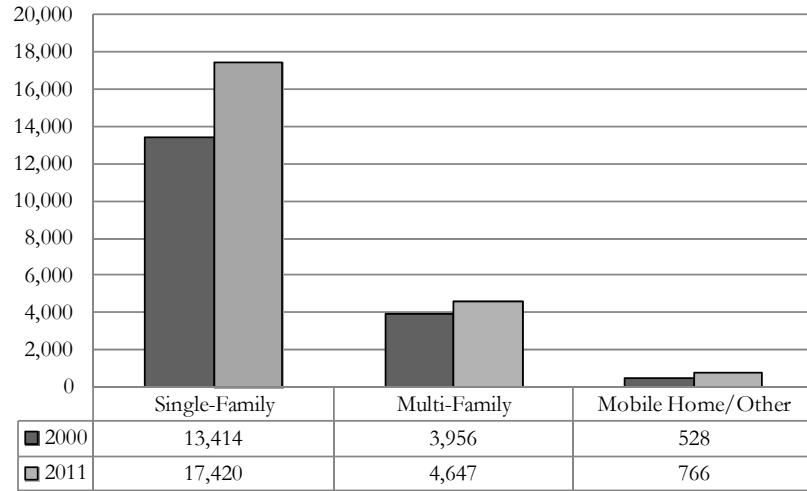
### 2.6.2 Housing Type

A certain level of housing diversity is an important factor in ensuring adequate housing opportunities for Chino residents. A diverse housing stock helps ensure that all households, regardless of their income, age group, and/or household size, have the opportunity to find housing that is best suited to their needs.

Currently, over three-quarters of Chino's housing stock consists of single-family homes (Figure 2). Multi-family dwellings account for 20 percent of homes in Chino, while mobile homes comprise four percent of all homes in the community.

Though the City experienced some multi-family housing construction during the 1970s and 1980s, residential growth in the 1990s and 2000s had been primarily single-family construction. Between 2000 and 2010, the City's single-family housing stock increased by 29.9 percent (4,006 units), while multi-family housing in the City grew by 17.5 percent (691 units). Of the new units built over the last decade, approximately 14 percent were multi-family units (Table 20). By percentage, the most noticeable change in the City's housing stock was the increase in attached single-family homes, probably as townhome developments.

**Figure 2: Housing Stock by Type**



Source: Bureau of the Census, 2000, and American Community Survey (ACS), 2009-2011.

**Table 20: Housing Unit Type**

Housing Unit Types	1990		2000		2011		Percent Change	
	Units	Percent	Units	Percent	Units	Percent	1990-2000	2000-2010
Single-Family Homes	11,966	74.2%	13,414	74.9%	17,420	76.3%	12.1%	29.9%
Detached	11,046	68.5%	12,462	69.6%	15,956	69.9%	12.8%	28.0%
Attached	920	5.7%	952	5.3%	1,464	6.4%	3.5%	53.8%
Multi-Family Homes	3,430	21.3%	3,956	22.1%	4,647	20.4%	15.3%	17.5%
2-4 units	689	4.3%	786	4.4%	1,070	4.7%	14.1%	36.1%
5+ units	2,741	17.0%	3,170	17.7%	3,577	15.7%	15.7%	12.8%
Mobile Homes/Other	741	4.6%	528	3.0%	766	3.4%	-28.7%	45.1%
Total	16,137	100.0%	17,898	100.0%	22,833	100.0%	10.9%	28.1%

Source: Bureau of the Census; 1990-2010 and American Community Survey (ACS), 2009-2011.

### 2.6.3 Housing Tenure and Vacancy

Housing tenure and vacancy rates are important indicators of the supply and cost of housing. Housing tenure refers to whether a unit is owned or rented. Tenure is an important market characteristic because it is directly related to housing types and

turnover rates. The tenure distribution of a community's housing stock can be an indicator of several aspects of the housing market, including the affordability of units, household stability and residential mobility among others. In most communities, tenure distribution generally correlates with household income, composition and age of the householder.

The vacancy rate is often a good indicator of how effectively for-sale and rental units are meeting the current demand for housing in a community. Vacancy rates of five to six percent for rental housing and one to two percent for ownership housing are generally considered optimal, showing there is balance between the demand and supply for housing. A higher vacancy rate may indicate an excess supply of units and therefore price depreciation, while a low vacancy rate may indicate a shortage of units and resulting escalation of housing prices. Census data indicated that the housing market in Chino was at the optimum level in 2010, based on recorded vacancy rates (Table 21).

**Table 21: Housing Tenure and Vacancy**

Tenure & Vacancy	1990		2000		2010	
	Units	Percent	Units	Percent	Units	Percent
Total Housing Units	16,137	100.0%	17,898	100.0%	21,797	100.0%
Occupied Units	15,636	96.9%	17,304	96.7%	20,772	95.3%
Owner-Occupied	10,616	67.9%	11,888	68.7%	14,315	68.9%
Renter-Occupied	5,020	32.1%	5,416	31.3%	6,457	31.1%
Vacant Units	501	3.1%	594	3.3%	1,025	4.7%
Rental Vacancy	260	4.9%	296	5.2%	439	6.4%
Owner Vacancy	122	2.4%	104	1.9%	301	2.1%

Source: Bureau of the Census, 1990-2010.

Note: Vacant units include units for sale, units for rent, boarded up units, or units vacant for other reasons (e.g. second homes).

## 2.6.4 Housing Age and Condition

The age of housing can be an important indicator of housing condition within a community. Like any other tangible asset, housing is subject to gradual physical or technological deterioration over time. If not properly and regularly maintained, housing can deteriorate and discourage reinvestment, depress neighboring property values, and eventually impact the quality of life in a neighborhood. Many federal and state programs also use the age of housing as one of the factors in determining housing rehabilitation needs.

**Table 22: Housing Age**

Year Structure Built	Number	Percent of Total
2001-2010	3,790	17.4%
1990-2000	2,470	11.3%
1980-1989	4,706	21.6%
1970-1979	6,122	28.1%
1960-1969	2,272	10.4%
1940-1959	2,132	9.8%
1939 or earlier	305	1.4%
Total	21,797	100.0%

Source: Bureau of Census, 2000-2010.

Generally, housing older than 30 years of age will require minor repairs and modernization improvements. Housing units over 50 years of age are more likely to require major rehabilitation such as roofing, plumbing, and electrical system repairs. After 70 years of age a unit is generally deemed to have exceeded its useful life.

Table 22 shows that 50 percent of the 21,797 units in Chino were built prior to 1980, making about one-half of the City's housing stock at least 30 years old. Many of these older units were built during the 1970s and may potentially require minor repairs. Units older than 40 years comprised about 22 percent of the housing stock. These units may require moderate to substantial repairs. Less than two percent of the units are older than 65 years; therefore, few units in Chino are likely to have exceeded their useful life.

Housing age is a general indicator only. It does not take into account private actions by property owners to maintain and upgrade their properties. According to City staff, less than a dozen housing units in Chino could be considered substandard or unsafe for occupancy and would require substantial rehabilitation and/or demolition/replacement.

The City recognizes the need to preserve its housing stock and will continue to provide rehabilitation assistance to income qualified residents. Between July 1, 2008 and December 31, 2011, the City provided rehabilitation assistance to 151 households using Redevelopment Housing funds, CalHOME Program funds, CDBG



funds and City Affordable Housing Funds financed with in-lieu fees. Additionally, in 2013, the City was awarded \$420,000 in CalHOME grant funding to finance home improvement loans. The City's Infill Housing Development Program is also expected to help eliminate some of the substandard or dilapidated housing units in Chino.

In addition, through its partnership with the Code Compliance division, the Housing Division has been able to redevelop several abandoned and/or substandard properties that presented a threat to public health and safety. This program has proved to be very successful; however, the primary source of funding for the program (RDA Housing Funds) is no longer available. As such, activities and accomplishments for this program may be more limited in the future.

### **2.6.5 Housing Cost and Affordability**

The cost of housing is directly related to the extent of housing problems in a community. If housing costs are relatively high compared to household income, housing cost burden and overcrowding occur. This section summarizes the cost and affordability of housing to Chino residents.

#### **Ownership Market**

As in most of southern California, housing prices in the region escalated substantially between 2000 and 2005. In 2000, the median home price in Chino was \$170,000. By 2005, the median home price in the City had increased to \$494,000, a 33-percent increase from the 2004 median price of \$370,250 and almost three times the price in 2000, indicated in Table 23. However, by the end of 2005, the implosion of the mortgage lending industry led to steep price depreciation in most southland communities. Between 2005 and 2007, median home prices in Chino decreased six percent. By 2012, housing prices decreased another 38 percent. Most of the communities compared in Table 23 experienced a significant decline in median home prices between 2007 and 2012; however, the declines experienced by Chino were greater than those experienced by most of its neighbors.

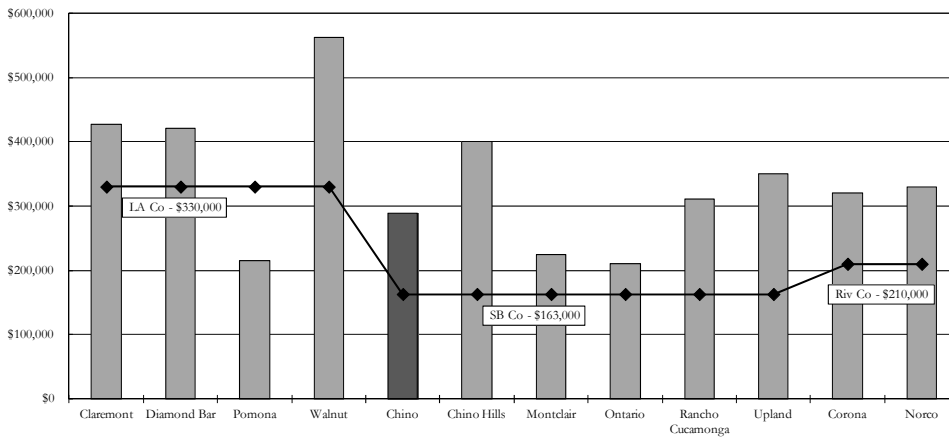
**Table 23: Change in Median Home Prices- (2004-2012)**

Jurisdiction	2012	2007	2005	2004	% Change		
					2004-2005	2005-2007	2007-2012
Claremont	\$427,500	\$500,000	\$586,750	\$470,500	24.7%	-14.8%	-14.50%
Diamond Bar	\$420,000	\$562,000	\$529,000	\$430,000	23.0%	6.2%	-25.27%
Pomona	\$215,000	\$359,000	\$386,000	\$292,000	32.2%	-7.0%	-40.11%
Walnut	\$562,000	\$588,500	\$630,000	\$510,000	23.5%	-6.6%	-4.50%
Chino	\$289,000	\$464,000	\$494,000	\$370,250	33.4%	-6.1%	-37.72%
Chino Hills	\$400,000	\$595,000	\$575,000	\$460,000	25.0%	3.5%	-32.77%
Montclair	\$225,000	\$355,000	\$400,000	\$306,500	30.5%	-11.3%	-36.62%
Ontario	\$210,000	\$367,500	\$390,000	\$289,500	34.7%	-5.8%	-42.86%
Rancho Cucamonga	\$310,000	\$450,000	\$460,000	\$380,000	21.1%	-2.2%	-31.11%
Upland	\$350,000	\$504,500	\$569,000	\$421,750	34.9%	-11.3%	-30.62%
Corona	\$320,000	\$471,250	\$548,000	\$435,636	25.8%	-14.0%	-32.10%
Norco	\$330,000	\$635,000	\$620,000	\$480,000	29.2%	2.4%	-48.03%

Source: DQNews.com, accessed on March 14, 2013.

Given its geographic location bordering Los Angeles County, home prices in Chino are more comparable to prices in Los Angeles County than the remainder of San Bernardino County. As shown in Figure 3, the City's median home price of \$289,000 in 2012 was 12 percent below the Los Angeles County median but 77 percent above the San Bernardino County median.

Figure 3: Median Home Prices – 2012



## Rental Market

The City has seen limited rental housing construction in the last 20 years. Many of the multi-family units constructed in recent years have been condominium/ town-home units. Rental housing in the City is in short supply, and few units are listed for rent. With a housing stock of predominantly single-family units, a portion of the City's single-family homes are used as rentals. Homes for rent in Chino are usually larger units, with higher rents than apartments (Table 24). Apartments for rent are primarily one- and two-bedroom units.

Table 24: Apartment Rental Rates (2012)

	Number Listed for Rent	Average
<b>Average Rent by Type</b>		
Apartments	18	\$1,242
Townhomes/Condos	28	\$1,522
Homes	24	\$1,970
<b>Average Rent by Size</b>		
Studio	0	--
One-Bedroom	5	\$1,098
Two-Bedroom	25	\$1,365
Three-Bedroom	25	\$1,610
Four-Bedroom	15	\$2,159

Source: www.craigslist.com (September 19 to November 6, 2012), accessed on November 6, 2012.

## Housing Affordability by Income

Housing affordability can be inferred by comparing the cost of renting or owning a home with the maximum affordable housing costs for households at different income levels. Taken together, this information can generally show who can afford

what size and type of housing and indicate the type of households most likely to experience overcrowding and overpayment.

Housing affordability is an important indicator of quality of life in Chino. If residents pay too much for housing they will not have sufficient income for other necessities such as health care. Households that spend a substantial portion of their income on housing may also be at risk of becoming homeless in the event of unexpected circumstances such as illness or loss of employment. State law requires that the City facilitate provision of housing opportunities that are affordable to all economic segments of the community.

The federal Department of Housing and Urban Development (HUD) conducts annual household income surveys nationwide to determine a household's eligibility for federal housing assistance. Based on this survey, the California Department of Housing and Community Development (HCD) developed income limits that can be used to determine the maximum price that could be affordable to households in the upper range of their respective income category. Households in the lower end of each category can afford less by comparison than those at the upper end.

Based on these income limits for San Bernardino County and current real estate prices, homeownership in Chino is beyond the reach of most lower and moderate income households, depending on household size. Housing options for extremely low and very low income households are almost non-existent unless public assistance is involved. Ownership housing is beyond the reach the City's lower income households, and appropriately sized market-rate rental housing is not affordable to these households. Housing options available to extremely low and very low income households include Section 8 Housing Choice Vouchers and affordable housing developments within the City. Chino also has a rent stabilization program in place for its mobile home parks which provides additional affordable rental housing opportunities for extremely low and very low income residents.

As shown in Table 25, moderate income households can generally afford the market rents for apartments in Chino; however, only four- to five-person households can afford to rent single-family homes. Moderate income households in Chino may also be able to purchase housing in the City, though competition for appropriately sized affordable homes may lead to a housing cost burden or overcrowding.

**Table 25: Affordable Housing Costs by Household Size and Tenure - 2013**

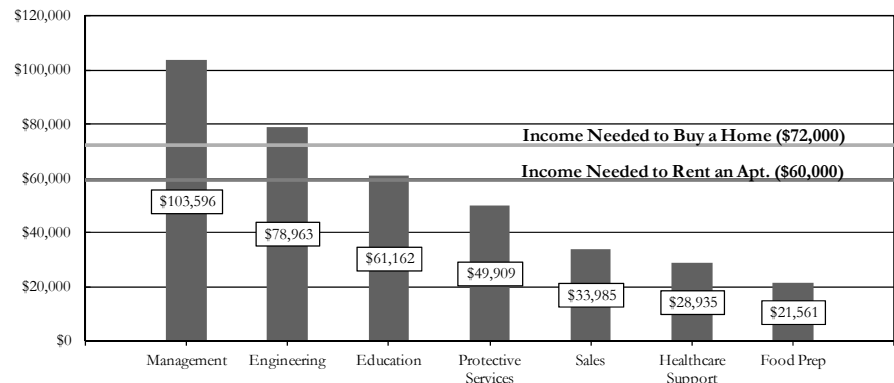
Household	Annual Income	Affordable Costs (All Costs)		Estimated Utility Allowance, Taxes & Insurance		Affordable Rent	Affordable Home Price
		Rental Costs	Ownership Costs	Renters	Owners		
Extremely Low Income (0-30% AMI)							
1-Person	\$14,100	\$353	\$353	\$127	\$135	\$226	\$34,212
2-Person	\$16,100	\$403	\$403	\$165	\$179	\$238	\$33,281
3-Person	\$18,100	\$453	\$453	\$206	\$228	\$247	\$31,186
4-Person	\$20,100	\$503	\$503	\$245	\$292	\$258	\$25,601
5-Person	\$21,750	\$544	\$544	\$296	\$353	\$248	\$19,084
Very Low Income (31-50% AMI)							
1-Person	\$23,450	\$586	\$586	\$127	\$135	\$459	\$77,733
2-Person	\$26,800	\$670	\$670	\$165	\$179	\$505	\$83,086
3-Person	\$30,150	\$754	\$754	\$206	\$228	\$548	\$87,276
4-Person	\$33,500	\$838	\$838	\$245	\$292	\$593	\$87,974
5-Person	\$36,200	\$905	\$905	\$296	\$353	\$609	\$86,345
Low Income (51-80% AMI)							
1-Person	\$37,550	\$939	\$939	\$127	\$135	\$812	\$143,365
2-Person	\$42,900	\$1,073	\$1,073	\$165	\$179	\$908	\$158,027
3-Person	\$48,250	\$1,206	\$1,206	\$206	\$228	\$1,000	\$171,525
4-Person	\$53,600	\$1,340	\$1,340	\$245	\$292	\$1,095	\$181,533
5-Person	\$57,900	\$1,448	\$1,448	\$296	\$353	\$1,152	\$187,351
Median Income (81-100% AMI)							
1-Person	\$45,500	\$1,138	\$1,327	\$127	\$135	\$1,011	\$215,667
2-Person	\$52,000	\$1,300	\$1,517	\$165	\$179	\$1,135	\$240,725
3-Person	\$58,500	\$1,463	\$1,706	\$206	\$228	\$1,257	\$264,619
4-Person	\$65,000	\$1,625	\$1,896	\$245	\$292	\$1,380	\$285,022
5-Person	\$70,200	\$1,755	\$2,048	\$296	\$353	\$1,459	\$299,064
Moderate Income (81-120% AMI)							
1-Person	\$53,150	\$1,365	\$1,593	\$127	\$135	\$1,238	\$265,085
2-Person	\$60,750	\$1,560	\$1,820	\$165	\$179	\$1,395	\$297,202
3-Person	\$68,350	\$1,755	\$2,048	\$206	\$228	\$1,549	\$328,156
4-Person	\$75,950	\$1,950	\$2,275	\$245	\$292	\$1,705	\$355,619
5-Person	\$82,050	\$2,106	\$2,457	\$296	\$353	\$1,810	\$375,362

Source: California Department of Housing and Community Development, 2013 Income limits; and Veronica Tam and Associates  
Assumptions: 2013 HCD income limits; 30% gross household income as affordable housing cost; 20% of monthly affordable cost for taxes and insurance; 10% downpayment; and 4.0% interest rate for a 30-year fixed-rate mortgage loan. Utilities based on San Bernardino County Housing Authority Utility Allowance, 2013 assuming use of electric services.

Note: Utility allowance for a three-bedroom unit is used to estimate utility costs for a five-person household. This allowance usually decreases the amount of income available for other housing costs disproportionately.

To afford the median-priced home of \$289,000 in 2012, a household income of approximately \$72,000 (111 percent of the County median income for a family of four) would be needed (Figure 4). Renting an average apartment at \$1,242 would require less income. However, many of the occupations in San Bernardino County, even professional ones, offer lower wages than needed to afford housing in Chino.

**Figure 4: Income Needed to Afford Housing Compared with Wages**



Assumptions: 2013 HCD income limits; 30% gross household income as affordable housing cost; 20% of monthly affordable cost for taxes and insurance; 10% downpayment; and 4.0% interest rate for a 30-year fixed-rate mortgage loan. Utilities based on San Bernardino County Housing Authority Utility Allowance, 2013.

Sources:

1. Average salary data obtained from the State Employment Development Department, 2012.
2. Veronica Tam and Associates, 2012.

## 2.7 Affordable Housing

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State law requires the City to identify, analyze, and propose programs to preserve existing multi-family rental units that are currently restricted to low income housing use and that will become unrestricted and possibly be lost as low income housing (i.e., “units at risk” or “at-risk units”). State law requires the following:

- An inventory of restricted low income housing projects in the City and their potential for conversion;
- An analysis of the costs of preserving and/or replacing the units at risk and a comparison of these costs;
- An analysis of the organizational and financial resources available for preserving and/or replacing the units “at risk”; and
- Programs for preserving the at-risk units.

The following discussion satisfies the first three requirements of State law listed above pertaining to the potential conversion of assisted housing units into market rate housing between October 15, 2013, and October 15, 2023. The Housing Plan section includes a program for preserving the at-risk units, which meets the final requirement of State law.

### 2.7.1 Inventory of Affordable Rental Housing

Chino has a broad array of housing opportunities for lower income households. Housing is available through public housing, rent controlled mobilehomes, and other subsidized rental housing.

#### Public Housing

In the City of Chino, there is currently one public/affordable housing site with 50 units managed by the Housing Authority of the County of San Bernardino—referred to as the Chino Affordable Housing Community. Of these units, two are five-bedroom units, six are four-bedroom units, 16 are three-bedroom units, 18 are two-bedroom units, and eight are one-bedroom units. Vacancy at this project is limited and the waiting list is long. Public housing is considered permanent affordable housing.

#### Rent Stabilized Mobilehomes

The City adopted a rent stabilization ordinance that covers five mobilehome parks with 577 units. These affordable units are exempt from the Costa-Hawkins bill

that allows the decontrol of rent upon voluntary vacation of the units by tenants. Because of this exemption, these units are considered a permanent source of affordable housing.<sup>10</sup> One of the mobilehome parks in the City, Lamplighter Mobile Home Park, is in the process of converting to resident ownership.

### Tenant Based Rental Housing Assistance

The city contracts with the San Bernardino County Housing Authority to administer the Housing Choice Voucher Program on behalf of the City. As of March 2013, a total of 110 households in Chino received Housing Choice vouchers and an additional 27 households were on the waiting list for assistance. Table 26 summarizes the household characteristics of the City's Housing Choice Voucher holders. Approximately 89 percent of voucher holders are small households and 11 percent were large households. Approximately 18 percent households receiving assistance are elderly-headed.

**Table 26: Rental Assistance (2013)**

Household Type	Housing Choice Vouchers	Wait List
Elderly	47	n.a.
Small Household	98	
Large Household	12	
<b>Total</b>	<b>110</b>	<b>27</b>

Source: San Bernardino County Housing Authority, 2013.

### Publicly Assisted Rental Housing

There are a total of 628 publicly assisted rental housing units located in the City. Currently, two projects, totaling 124 units, are at risk of losing their affordability. Both of these developments (Steelworkers' Oldtimers Apartments and Vista Park Chino) are assisted with project-based Section 8 contracts under agreements with HUD. These Section 8 contracts are due to expire prior to October 15, 2023. The contracts at both locations are renewed on an annual basis. Extensions for both projects are expected and conversion of these projects to market-rate housing is highly unlikely. However, for purposes of the Housing Element, State law treats these projects as potentially at risk of losing their subsidies.

<sup>10</sup> Recent legislation sponsored by rental property owners attempted, but without success, to remove the mobilehome exemption from vacancy decontrol.



**Table 27: Publicly Assisted Multi-Unit Developments**

Project Name & Address	Tenant Type	Affordable Units	Owner	Public Assistance	Earliest Expiration of Affordability
Non At-Risk					
Seasons Senior Villas 13160 6 <sup>th</sup> St.	Senior	102 of 104	LINC Housing Corp.	Redevelopment Funds, LIHTC	2055
Villa Del Sol Apartments 12831 Yorba Ave.	Family	10 of 76		Redevelopment Funds	2058
Meadow Square Apartments 7550 Desert Holly St.	Family	250 of 250	Western National Investments	None	2063
Ivy at College Park 5950 Notre Dame Ave.	Family	133 of 135	Bridge Housing Corp.	Redevelopment Funds	2067
Seasons Senior Villas Expansion NWC “D” and 6 <sup>th</sup> St.	Senior	9 of 9	LINC Housing Corp.	City Affordable Housing In-Lieu Funds	Not Yet Built
Subtotal		504			
At-Risk					
Steelworkers' Oldtimers Apartments 12855 Riverside Dr.	Senior	84 of 84	Oldtimers Housing Development Corp.	HUD Section 202/811/ Section 8	July 10, 2014 (Renewed Annually) <sup>11</sup>
Vista Park Chino 5819 Riverside Dr.	Family	40 of 40	Vista Park Chino LP	HUD Section 221d4/ Section 8	April 4, 2014 (Renewed Annually)
Subtotal		124			
Total		628			

The City's publicly assisted rental housing stock includes the following:

- **Seasons Senior Apartments:** This 104-unit senior housing complex was completed in 2001 with subsidies from Redevelopment Housing Set-Aside funds and Low-Income Housing Tax Credits (LIHTC). Of the 104 units, 102 units are affordable to lower income households. This project

<sup>11</sup> Earliest expiration of affordability date is derived from HUD's Multifamily Assistance and Section 8 Database, which is only updated periodically. Contact with the property owner indicates that the contract is in the process of being renewed.

is deed restricted as affordable housing for 57 years until 2055 and therefore is not at risk of converting to market rate housing.

- **Villa del Sol:** RDA purchased affordability covenants in 2003, requiring that 10 units (two studios, three one-bedroom units, and five two-bedroom units) be rented at rates affordable to very low income households for a period of 55 years.
- **Meadow Square Apartments:** This 250-unit affordable housing community accessible for persons with low-income was completed in 2008. This affordable housing community is privately owned and operated and located in the new Preserve master planned community. All 250 units are available at monthly rents affordable to very low income (53 units), low income (53 units) and moderate income (144 units) households and are protected until 2063.
- **Steelworkers Oldtimers:** 84-unit housing for seniors and disabled persons; project was constructed with HUD Section 202/811 funds and maintains a Section 8 contract. Nonprofit ownership is required for this project as a condition for the Section 202/811 loan, and the project must remain as low income housing for the life of the project. Although this project cannot be converted to market-rate housing, the Section 8 contract will expire on July 10, 2014. Annual renewal of the Section 8 contract is required to maintain the affordable rent levels.
- **Vista Park Chino:** This project is a 40-unit family housing development constructed with a HUD Section 221d4 mortgage financing and maintains a Section 8 contract. Because this project was financed with a market-rate loan, no binding low income use restrictions are in place. Affordability of these units is controlled by the Section 8 contract that is set to expire April 4, 2013, with the possibility of renewing the contract. Property management had previously indicated that the owner intends to maintain the project as affordable housing unless economic circumstances change substantially. As of the writing of this Housing Element, no Notice of Intent to opt out of the Section 8 program has been filed. On August 21, 2012, the City Council adopted Resolution No. 2012-40 approving the issuance of multi-family tax exempt bond financing for Vista Park Chino in order to provide funding to the Borrower for substantial renovations to the site and unit interiors, including new kitchen cabinets, bathtubs and

fixtures, ADA improvements, interior and exterior doors, new roofing, exterior and interior painting, and new energy efficient products (such as kitchen appliances). The Project is intended to make a significant investment to preserve, maintain and enhance the property as a high-quality affordable rental housing community in Chino.

### **Planned Affordable Developments**

- **Ivy at College Park:** 133-unit housing complex funded with subsidies from Redevelopment Housing Set-Aside funds. The project is under construction as of March 2013 with a Spring 2014 projected completion date. The earliest expiration of affordability for these units is 2067. This project is therefore not at-risk of conversion to market rate housing within the Housing Element planning period.
- **Seasons Senior Villas Expansion:** Nine-unit expansion at the senior housing complex to be constructed with subsidies from Redevelopment Housing Set-Aside funds. The project is expected to commence construction in 2014.

### **Preservation of At-Risk Units**

State Housing Element law requires the analysis of government-subsidized housing that may change from low-income housing to market-rate housing during the next ten years. Thus, this at-risk housing analysis covers the period from October 15, 2013 through October 15, 2023. This section evaluates affordable housing in Chino that may be at-risk of converting to market rates and the estimated costs to preserve or replace the at-risk units.

Within the 2013-2023 “at-risk” housing analysis period, two of the City’s affordable housing projects are considered at low risk of being converted to market rate because the owners have continued to renew their HUD contracts. While the HUD renewal process is periodic, the approval is fairly automatic. Though unlikely, it is possible 124 of the City’s affordable housing units could convert to market-rate at some point in the planning period.

### **Preservation Options**

Depending on the circumstances of the at-risk projects, different options may be used to preserve or replace the units. Preservation options typically include: 1) transfer of units to non-profit ownership; and 2) purchase of affordability cove-

nants. For replacement, the most direct option is the development of new assisted multi-family housing units. The following discussion highlights ways that the City's at-risk projects could be preserved as affordable housing. All of the presented alternatives are costly and beyond the ability of the City of Chino to manage without large amounts of subsidy from federal and/or State resources. These options are described below.

### Rental Assistance

Tenant-based rent subsidies could be used to preserve the affordability of housing. Similar to Section 8 vouchers, the City, through a variety of potential funding sources, could provide rent subsidies to very low income households. This option is applicable to all 124 units subsidized with Section 8.

The level of the subsidy required to preserve the at-risk units is estimated to equal the Fair Market Rent (FMR) for a unit minus the housing cost affordable by a very low income household. Table 28 estimates the rent subsidies required to preserve the affordability of the 124 at-risk units. Based on the estimates and assumptions shown in this table, approximately \$734,265 in rent subsidies would be required annually. Assuming a 20-year affordability, the total subsidy is about \$14.7 million.

**Table 28: Rental Subsidies Required**

Unit Size	Total Units	Fair Market Rent <sup>1</sup>	Household Size	Very Low Income (50% AMI) <sup>2</sup>	Affordable Cost – Utilities <sup>3</sup>	Monthly Per Unit Subsidy	Total Monthly Subsidy
1-br	84	\$879	2	\$45,500	\$450	\$429	\$36,011
2-br	20	\$1,116	3	\$58,500	\$575	\$541	\$10,816
3-br	20	\$1,577	4	\$65,000	\$859	\$718	\$14,362
Total	124						\$61,189

Notes:

1. Final FY 2013 Fair Market Rent (FMR) is determined by HUD.
2. San Bernardino County 2013 Area Median Household Income (AMI) limits set by the California Department of Housing and Community Development (HCD).
3. Affordable cost = 30% of household income minus utility allowance.

### Transfer of Ownership

Another preservation option is to transfer the ownership of the at-risk units to a nonprofit organization or purchase similar units by a nonprofit organization. This option is only applicable to Vista Park Chino Apartments, the only for-profit at-risk housing project. The cost of transferring ownership depends on a number of factors, including the market conditions at the time, occupancy rate, and physical con-

ditions of the building and units. The estimated market value for the for-profit units at risk is provided in Table 29.

Current market value for the at-risk units is estimated on the basis of the units' potential annual income, and operating and maintenance expenses. As indicated, the estimated market value of Vista Park's at-risk affordable housing units is \$5.4 million. This estimate is provided for the purpose of comparison and understanding the magnitude of costs involved and does not represent the precise market value of this project. The actual market value at time of sale would depend on market and property conditions, lease-out/turnover rates, among other factors.

**Table 29: Market Value of At-Risk Housing Units**

Unit Information	Total
Two-Bedroom Units	20
Three-Bedroom Units	20
Annual Operating Cost	\$184,500
Gross Annual Income	\$614,004
Net Annual Income	\$429,504
Market Value	\$5,368,800

- Market value for at-risk units is estimated with the following assumptions:
1. Average market rent based on Fair Market Rents (FY 2013) established by HUD (Two-bedroom unit = \$1,116, and Three-bedroom unit = \$1,577).
  2. Average size is assumed to be: 850 square feet for a two-bedroom apartment, and 1,200 square feet for a three-bedroom apartment.
  3. Annual income is calculated on a vacancy rate = 5%.
  4. Annual operating expenses per square foot = \$4.50.
  5. Market value = Annual net project income\*multiplication factor.
  6. Multiplication factor for a building in good condition is 12.5.

### Replacement Option

The Steelworkers Oldtimers project is owned by a nonprofit organization with a mission to provide affordable housing for very low income households. As long as Section 8 or similar funding continues to be available, these units are likely to be maintained as affordable housing for the life of these buildings. Therefore, replacement is not an appropriate or effective option to preserve these at-risk units. Replacement applies only to Vista Park Chino.

The cost of developing new housing depends on a variety of factors such as density, size of units, location and related land costs, and type of construction. Vista Park Chino is comprised of family apartments of two- and three-bedroom units. Assuming an average development cost of \$150,000 per unit for multi-family rental

housing, replacement of the 40 at-risk units at Vista Park Chino would require approximately \$6 million, excluding land costs.

**Table 30: Estimated New Construction Costs**

Unit Size	(A)	(B)	(C)	(D)
	Total Units	Estimated Average Unit Size (sq. ft.)	Estimated Gross Build- ing Size	Estimated Gross Build- ing Costs
2-BR	20	850	20,400	\$2,480,385
3-BR	20	1,200	28,800	\$3,501,720
Total	40		49,200	\$5,982,105
Average Per Unit Cost:				\$149,553

Notes:

(C) = (A) x (B) x 1.20 (i.e. 20% inflation to account for hallways and other common areas).

(D) = (C) x \$97.27 (per square foot construction costs) x 1.25 (i.e. 25% inflation to account for parking and landscaping costs).

## 3. Housing Constraints

Constraints to the provision of adequate and affordable housing are posed by market, governmental, infrastructure, and environmental factors, among others. These constraints may increase the cost of housing, or may render residential construction economically infeasible for developers. Constraints to housing production significantly impact households with low and moderate incomes and special needs.

### 3.1 Market Constraints

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#### 3.1.1 Economic Factors

The effects of market forces on the construction industry may act as a barrier to affordable housing. The forces of supply and demand can affect the timing and level of housing construction. The California housing market hit its peak in the summer of 2005, and then prices declined. Home prices in Chino escalated between 2000 and 2005 but decreased after 2005 through 2012, with the median price declining by more than 40 percent, according to DQNews.com (Table 23). A similar pattern characterized prices in the cities surrounding Chino. Throughout the period, the city remained one of the more affordable communities in the region.

#### 3.1.2 Land and Construction Costs

Construction factors such as type of construction, custom versus tract development, materials, site conditions, finishing details, amenities, square footage, and structural configuration can increase the cost of housing. Although construction costs are a significant portion of the overall development cost, they are consistent throughout the region and therefore are not considered a major constraint to housing production.

High land costs represent the overriding factor affecting the feasibility of residential development in the City. The prices of land vary depending on zoning (number of units allowed) and availability of improvements. Single-family subdivided land with plans for infrastructure extensions generally commands higher prices than raw land. Vacant multi-family land is limited in availability. As the City becomes increasingly built-out and future development becomes more reliant upon the acquisition of underutilized parcels and demolition of existing uses, the cost of a finished residential site will further increase.

### 3.1.3 Availability of Mortgage Financing

Under the Home Mortgage Disclosure Act (HMDA), lending institutions are required to disclose information on the disposition of loan applications and the income, gender, and race of loan applicants. In 2011, a total of 953 households applied for conventional mortgage loans and 774 households applied for government-backed loans to purchase homes in Chino.<sup>12</sup>

As discussed before, 2005 represented the peak of the homeownership market in Chino and most Southern California communities. Beginning in 2006 and through 2012, home prices and the number of sales declined. Table 31 shows the HMDA data for 2011 mortgage activities. As Table 31, 74 percent of the conventional mortgage applications were approved, 14 percent were denied, and 13 percent were withdrawn or closed for incompleteness.

Government-backed loans have been a significant source of financing for lower and moderate income households. However, during the past decade, the lending market began to offer other loan options, such as zero percent down, interest-only, or adjustable loans. As a result, government-backed loans became less attractive as long as such options were available. With the collapse of private lending, however, government-back loans again became important. In 2011, 774 households applied to use government-backed loans to purchase homes in Chino and the overall approval rate (73 percent) was comparable to conventional loans.

**Table 31: Disposition of Home Purchase Loan Applications (2011)**

Type	Total Applications	Percent Approved	Percent Denied	Percent Other
Purchase - Conventional	953	73.7%	14.0%	12.5%
Purchase - Government-Backed	774	73.3%	11.1%	15.6%
Home Improvement	130	59.2%	27.7%	13.1%
Refinancing	3,963	66.4%	17.3%	16.3%

Notes:

1. Percent approved includes loans approved by the lenders whether or not they are accepted by the applicants.
2. Percent Other includes loan applications that were either withdrawn or closed for incomplete information.

Source: www.LendingPatterns.com<sup>TM</sup>, HMDA data, 2011.

<sup>12</sup> Government-backed loans include loans insured or guaranteed by the Federal Housing Administration (FHA), Veteran Administration (VA), and Farm Service Agency (FSA)/Rural Housing Services (RHS).



Overall, home purchase financing is available to Chino residents. Refinancing activities were also strong, representing the majority of lending activities in 2011 and achieving an approval rate of 66 percent. In comparison, the availability of financing for home improvement is more limited. Less than 60 percent of the households applying for home improvement financing in 2011 were approved.

### **Foreclosures**

Between 2000 and 2005, with low interest rates, “creative” financing (e.g., zero down, interest only, adjustable loans), and predatory lending practices (e.g. aggressive marketing, hidden fees, negative amortization), many households purchased homes that were beyond their financial means. Under the false assumptions that refinancing to lower interest rates would always be an option and home prices would continue to rise at double-digit rates, many households were (and still are) unprepared for the hikes in interest rates, expiration of short-term fixed rates, and decline in sales prices that set off in 2006. Suddenly faced with significantly inflated mortgage payments, and mortgage loans that are larger than the worth of the homes, many had to resort to foreclosing their homes. After a period in which foreclosures became common in San Bernardino and Riverside Counties, the rate has fallen, though the number of foreclosures remains high.

In San Bernardino County, 3,165 homeowners filed Notices of Default (NODs) in the fourth quarter of 2012, compared to 4,827 NODs filed during the same period in the previous year, a decrease of 34 percent.<sup>13</sup> Following the implosion of the mortgage lending market, however, many households still have difficulty obtaining new mortgage loans or refinancing, even for above moderate income households.

In March 2013, 245 homes in Chino were listed as foreclosures for sale.<sup>14</sup> These homes are listed at various stages of foreclosure (from pre-foreclosures to auctions) and range in price from \$81,000 to over \$720,000. The high prices of these homes facing foreclosure indicate that the impact of foreclosure extends not only to lower and moderate income households, but also households with higher incomes.

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<sup>13</sup> <http://dqnews.com/Articles/2013/News/California/CA-Foreclosures/RRFor130123.aspx>, accessed March 29, 2013.

<sup>14</sup> <http://www.homes.com>, accessed March 29, 2013.

## 3.2 Governmental Constraints

Actions by the City can have an impact on the price and availability of housing in the City. Land use controls, site improvement requirements, building codes, fees, and other local programs to improve the overall quality of housing may serve as a constraint to housing development. The following public policies can affect overall housing availability, adequacy, and affordability.

### 3.2.1 Land Use Controls

#### Overview of General Plan Land Use Policy

The City of Chino 2025 General Plan was adopted in 2010. To expand employment and housing opportunities in Chino, the General Plan Land Use Element creates a new high-density residential (RD 30) and several mixed-use designations (Mixed Use Medium Density and High Density) (see Table 32). Since adoption of the General Plan, the City updated the Zoning Ordinance to implement the Mixed Use designations (MU 20 and MU 30). However, a new zoning district to implement the High Density Residential designation has not yet been created.

**Table 32: Relationship Between General Plan and Zoning**

General Plan Designation	Density	Zoning District
RD 1	0-1 du/ac	RD 1
RD 2	1-2 du/ac	RD 2
RD 3	2-3 du/ac	RD 3
RD 4.5	3-4.5 du/ac	RD 4.5
RD 8	4.5-8 du/ac	RD 8
RD 12	8-12 du/ac	RD 12
RD 14	12-14 du/ac	East Chino SP
RD 20	14-20 du/ac	RD 20
RD 30	20-30 du/ac	To be created
Mixed Use Medium Density	20 du/ac	MU 20
Mixed Use High Density	30 du/ac	MU 30

### **Specific Plans**

Two Specific Plans offer a range of housing types, densities, and mixed-use opportunities:

- College Park Specific Plan
- The Preserve Specific Plan

Combined, these specific plans offer a capacity of over 14,000 units, ranging from estate and low-density single-family homes, to medium density town-homes/condominiums, to high density apartments and mixed-use developments.

### **3.2.2 Residential Development Standards**

The City regulates the type, location, density, and scale of residential development primarily through the Zoning Ordinance. In general, the City's zoning regulations are designed to balance the goal of providing affordable housing opportunities for all income groups while protecting the health and safety of residents and preserving the character of existing neighborhoods. Chino's existing residential development standards are summarized in Table 33.

#### **Lot Standards**

Minimum lot size requirements range from 0.5 to one acre in larger estate areas, to 4,500 – 15,000 square feet for most single-family residential areas, to 10,000 square feet for higher density multi-family areas. Single-family lots have modest depth limits, while multi-family lots have no limit on lot depth.

#### **Residential Densities**

General Plan 2025 created new residential and mixed use designations that accommodate higher density developments, such as Mixed Use Medium Density (20 units per acre) and Mixed Use High Density (30 units per acre) designations along major commercial corridors (Riverside Drive and Central Avenue), as well as in the Community Core of The Preserve Specific Plan.

#### **Lot Coverage**

The City of Chino allows for a maximum of 60 percent building coverage in its lower density zones, but no limitation in its higher density zones. The only proviso for multi-family units is that the minimum living area must be 650 square feet for one-bedroom units and 800 square feet for two-bedroom units.

### **Height Limits**

Height restrictions are not a significant constraint to development in Chino. Up to 2.5 stories (35 feet) are allowed for lower density single-family uses. Medium density multi-family zones allow up to 2.5 stories (35 feet), and higher-density multi-family land use designation in The Preserve Specific Plan allow heights up to 55 feet.

### **Open Space**

The use of yard setbacks or open space requirement is one mechanism to ensure that sufficient privacy and open space are afforded to enhance and maintain the quality of life for residential neighborhoods. These requirements mitigate noise from traffic, neighbors, and other noise generating uses that affect the quality of life.

The Zoning Ordinance has also established open space requirements for multi-family housing. Open space requirements include both common and private open space. Overall, the setback and open space requirements are considered typical for residential uses in the Chino Valley and in the west San Bernardino County.

**Table 33: Residential Development Standards**

Zoning	Min. Lot Area	Setback			Max. Height	Max. Density (Net)	Open Space	Max. Lot Cover.
		Front	Side	Rear				
RD1	1 acre	25 ft	10 ft. interior & 15 ft. street	25 ft.	2 ½ stories & 35 ft.	1 du/acre	N/A	25%
RD2	20,000 sf.	25 ft.	10 ft. interior & 15 ft. street	25 ft.	2 ½ -story & 35 ft.	2 du/acre	N/A	25%
RD3	15,000 sf	25 ft.	10 ft. interior & 15 ft. street	25 ft.	2 ½ -story & 35 ft.	3 du/acre	N/A	40%
RD4.5	7,200 sf	25 ft.	5/10 ft. interior & 15 ft. street.	10 ft.	2 ½ -story & 35 ft.	4.5 du/acre	N/A	60%
RD4.5A	16,000 sf	25 ft.	5/10 ft. interior & 15 ft. street.	10 ft.	2 ½ -story & 35 ft.	4.5 du/acre	N/A	60%
RD8 (SF)	4,500 sf	20 ft.	5 ft. interior & 10 ft. street	15 ft.	2 ½ -story & 35 ft.	8 du/acre	N/A	60%
RD8 (MF)	10,000 sf	25 ft.	15 ft. interior, & 25 ft. street	15 ft.	2 ½ story & 35 ft.	8 du/acre	35%	N/A
RD12	10,000 sf	25 ft.	15 ft. interior, & 25 ft. street	15 ft.	2 ½ story & 35 ft.	12 du/acre	35%	N/A
RD20	10,000 sf	25 ft.	15 ft. interior, & 25 ft. street	15 ft.	2 ½ story & 35 ft.	20 du/acre	35%	N/A

Source: City of Chino Zoning Ordinance.

### Parking Standards

Chino's Zoning Ordinance requires that all single-family units have a minimum of two spaces in a covered garage per dwelling unit. The same general parking requirements apply to other units, such as duplex units that are at least 950 square feet in area. Duplexes are allowed to use a carport instead of garage parking for smaller units. Secondary units require one parking space. Parking standards for single-family homes are considered typical.

Parking requirements for multi-family units are based on the size of the unit (Table 34). Typically, the minimum requirements average at least one covered garage parking space per bedroom, with additional guest parking. The garage parking requirement for multi-family housing can increase the cost of housing. On a case-by-case basis, the City reviews the parking requirements as a potential constraint to development and allows for reductions in parking requirements. Furthermore, projects with affordable housing units meeting the State density bonus requirements are eligible to use the State parking standards as follows:

- **Zero to One-Bedroom:** One parking space
- **Two- to Three-bedroom:** Two parking spaces
- **Four or More Bedrooms:** 2.5 parking spaces

These requirements include guest and handicapped parking.

**Table 34: Parking Requirements**

Housing Type	Requirements
Single-Family Dwelling	2 covered spaces within a garage
Apartment Dwelling	Studio: 1 covered space within a garage, 1 uncovered guest space for every 10 dwelling units
	1-bedroom: 1.5 covered spaces within a garage, 1 uncovered guest space for every 10 dwelling units
	2-bedroom: 2 covered spaces within a garage, 1 uncovered guest space for every 10 dwelling units
Condominium	2 covered spaces within a garage

Source: City of Chino Zoning Ordinance.

To facilitate multi-family and affordable housing, the City has historically modified parking standards to enhance the feasibility of multi-family projects. For example, under the City's Zoning Ordinance, the recently constructed 250-unit Meadowsquare Apartments project should have been required to provide 483 garaged spaces and 56 open spaces for parking. This project was approved with 40 garaged spaces, 250 carports, and 247 open spaces. Another project – the 142-unit Villa Serena Apartments – should have been required to provide 156 parking spaces. This project was approved with 116 spaces. (This project also received a reduced private open space requirement – from 100 square feet per unit to 63 square feet per unit.)

## **Density Bonus**

State law requires the provision of certain incentives for residential development projects that set aside a certain portion of the units to be affordable to lower and moderate income households. The City implements State law through the density bonus ordinance. The ordinance was revised to reflect changes to the State density bonus law (SB 1818). Specifically, the City removed the CUP requirement previously needed to obtain a density bonus.

## **Conclusion**

To encourage higher density multi-family housing development, such as condominiums and rental apartments, the City included several land use designations in the General Plan update: RD30, Mixed Use Medium Density, and Mixed Use High Density. Mixed Use Medium Density will allow for residential development up to 20 units per acre, and RD30 and Mixed Use High Density will allow residential development up to 30 units per acre. The Zoning Ordinance was amended following the General Plan update to establish appropriate development standards to implement the MU20 and MU30 designations.

### **3.2.3 Growth Management**

The Chino's Measure M represents a potential constraint to the development of housing. Measure M was passed by voters in November 1988 with the stated purpose of ensuring the quality of residential environment and the quality of life in Chino, and preventing the increase of land designated for residential uses without the majority approval of Chino residents.

Specifically, Measure M requires that the maximum density of any land designated for residential use shall not exceed the density for such land established by the zoning map and zoning ordinance, or any development agreements in effect prior to November 8, 1988. The only exception is for construction of senior housing projects.

Measure M also prohibits the conversion of any land designated for a nonresidential use to a residential use, excepting school sites designated in the General Plan or in a specific plan, or development agreements approved by the City Council prior to November 8, 1988. However, Measure M does not conflict with the State density bonus law. Residential projects with an affordable housing component meeting the State density bonus requirements will be eligible for density increases above the maximum density permitted in accordance with State law.

Under Measure M, the City Council retains the authority to reduce the density of residential land. The Council may also convert any residential land to any other nonresidential use, and may change uses among lands designated for nonresidential uses. However, recent changes in State Housing Element law require that a jurisdiction demonstrate its continued ability to meet the Regional Housing Needs Allocation (RHNA) of projected housing needs prior to reducing residential densities (downzoning) or redesignating land from residential to nonresidential uses.

The majority of the City's future residential growth will occur in the two specific plan areas: College Park and The Preserve. The Preserve was annexed into the City after Measure M was passed and therefore is not within the geographic boundaries covered by Measure M. Land use changes in this specific plan area do not require voter approval. A specific plan amendment increased the residential densities and amount of mixed-use development in The Preserve. Residential opportunities offered by College Park and The Preserve, as well as in other existing residential areas in the City, provide adequate capacity to accommodate the City's RHNA without the need to seek Measure M voter approval (see Section 4, Housing Resources, of this Housing Element).

#### **3.2.4 Provisions for a Variety of Housing Types**

Housing element law specifies that jurisdictions must identify adequate sites to be made available through appropriate zoning and development standards to encourage the development of a variety of types of housing for all income levels, including multi-family rental housing, factory-built housing, mobile homes, emergency shelters, transitional housing, supportive housing, and farmworker housing. Table 35 summarizes the City's zoning provisions for various types of housing.



**Table 35: Provisions for Various Housing Types**

Residential Use <sup>1,2</sup>	Zone											
	RD1	RD2	RD3	RD4	RD8	RD1	RD2	MU2	MU3	AP	CG	SC
Single-Family	P	P	P	P	P	NP	NP	NP	NP	NP	NP	NP
Duplex	NP	NP	NP	NP	P	P	P	NP	NP	NP	NP	NP
Multifamily	NP	NP	NP	NP	P	P	P	C	C	NP	NP	NP
Senior Housing	P	P	P	P	P	P	P	P	P	C	C	NP
Residential Care <6P	P	P	P	P	P	P	P	P	P	NP	NP	NP
Residential Care >6P	C	C	C	C	C	C	C	C	C	NP	NP	NP
Emergency Shelter <sup>3</sup>	NP	NP	NP	NP	NP	NP	NP	C	C	NP	C	P
Manufactured Homes	P	P	P	P	P	C	C	NP	NP	NP	NP	NP
Mobile-homes	NP	NP	C	C	C	C	C	NP	NP	NP	NP	NP
Farmworker Housing <sup>4</sup>	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Second Unit	P	P	P	P	P	P	NP	NP	NP	NP	NP	NP

P = Permitted; NP = Not Permitted; C = Conditionally Permitted

Notes:

1. Caretaker quarters are permitted in the General Commercial (CG), Service Commercial (SC), Business Park (BP), Light Industrial (M1), General Industrial (M2) and Airport Development (AD) zones.
2. Temporary Recreational Vehicle Living Units are administratively permitted in the Administrative/Professional Office (AP), Neighborhood Convenience Center (CN), General Commercial (CG), Service Commercial (SC), Business Park (BP), Light Industrial (M1), General Industrial (M2), Airport Development (AD), General Agricultural (AG) and Open Space (OS) zones.
3. Emergency shelters are permitted by right in the Service Commercial (SC) zone and conditionally permitted in the Mixed use 20 (MU20), Mixed use 30 (MU30), and General Commercial (CG) zones.
4. Farmworker housing is incidentally permitted in the Agricultural (AG) zone.

### Single-Family

Single-family residences are permitted in all residential zones in the City except the higher density multi-family zones.

### Multi-Family

Multi-family housing is permitted in the City's RD8, RD12 and RD20 zones. Multi-family residential development requires major or minor recreational facilities depending on the number of dwelling units in the development. They also have a 35-percent open space requirement as well as balconies for upper units and private yards for ground level units. A detailed security plan is required before building permit approval.

### Factory-Built Housing

Factory-built housing is defined in the Zoning Ordinance with manufactured building, mobile home, and modular building. It is a building that has been constructed

in whole or in component parts (walls, floors, roofs) off-site, and located in an assembled or partly assembled state on the building site. Factory built housing that is installed into a foundation is always permitted in a single-family zoned lot. Factory-built housing that is not constructed with a foundation is generally found in mobile home parks.

### **Mobile Homes**

Mobile home parks, including manufactured housing development, are conditionally permitted in most residential zones (except RD1 and RD2). Mobile home parks have special setback requirements (front - 15 feet; rear - 10 feet; interior side - 5 feet; and street side - 15 feet) and a maximum lot coverage of 75 percent. These standards allow efficient use of the lot to accommodate the maximum number of units while providing for amenities such as open space and utilities.

### **Secondary Units**

The City has adopted provisions for secondary residential units within its Zoning Ordinance. Secondary units are permitted on a lot zoned for single-family use in the R1, R2, R3, R4.5 and R4.5A as well as R8 provided the owner obtains a required zoning clearance approval. Secondary units are subject to the following limitations:

- The secondary unit may either be: an independent unit attached to the existing dwelling; a unit attached to the main existing dwelling, sharing living space; or an independent unit detached from the main dwelling.
- The unit shall be placed on the same lot as an existing single-family residential dwelling. Within the RD8 zone, secondary units shall not be permitted on lots developed with multi-family residential units or duplexes.
- A unit shall not be permitted on residential lots already containing two or more dwelling units.
- Separate sale of the unit shall not be permitted; however, the unit may be rented.
- The floor area of a second unit shall not exceed 850 square feet for independent units either attached to or detached from the main dwelling, or 25 percent of the main dwelling (before the addition) for a unit attached to the main dwelling and sharing living space.
- The second unit shall be provided with a complete kitchen and full bathroom, apart from those in the main residence.
- The unit shall match the main dwelling with respect to architectural design and detailing, roof material, and exterior color and finish materials.

- The unit shall be compatible with the main unit and the surrounding neighborhood with respect to building height, scale and massing.
- The unit shall comply with all requirements that are applicable to the main dwelling, including, but not limited to, building setbacks, lot coverage, building height and architectural design.
- The unit may be metered separately from the main dwelling for gas, electricity and water services. A sewer connection separate from the main dwelling may also be provided. Prior to the issuance of a building permit for a second unit, a covenant of restriction to run with the land shall be recorded which specifies that the use of the secondary unit as an independent dwelling may continue only if one unit on the property is owner occupied.

In addition to the limitations above, one covered parking space is required for the secondary unit. Overall these requirements are consistent with State law provisions on secondary units. Since 2008, five secondary units have been permitted in the City, for an average of about one unit per year.

### **Agricultural Workers**

Pursuant to the State Employee Housing Act (Section 17000 of the Health and Safety Code), employee housing for agricultural workers consisting of no more than 36 beds in a group quarters or 12 units or spaces designed for use by a single family or household is permitted by right in an agricultural land use designation. Therefore, for properties that permit agricultural uses by right, a local jurisdiction may not treat employee housing that meets the above criteria any differently than an agricultural use.

Furthermore, any employee housing providing accommodations for six or fewer employees shall be deemed a single-family structure with a residential land use designation, according to the Employee Housing Act. Employee housing for six or fewer persons is permitted where a single-family residence is permitted.

According to the estimate of the 2009-2011 ACS, 200 Chino residents were employed in the industries of farming, forestry, or fishing. The majority of the City AG zone is used for composting and sod farming. No traditional farming remains in the City. Most of the dairy farms still in operation are located within The Preserve Specific Plan area. As The Preserve continues to develop, these sod and dairy farms will be replaced with residential development.

Pursuant to State law, farm employee housing and farm labor camps are permitted by right in the City's Agricultural (AG) zone. Farm labor camps are viewed as an incidental use permitted in the zone and subordinate to the primary use of the property. In addition, single-family homes are also permitted in the AG zone.

### **Transitional/Supportive Housing**

California Health and Safety Code (Section 50801(i)) defines "transitional housing" and "transitional housing development" as buildings configured as rental housing developments, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months. Residents of transitional housing are usually connected to supportive services designed to assist the homeless in achieving greater economic independence and a permanent, stable living situation. Transitional housing can take several forms, including group quarters with beds, single-family homes, and multi-family apartments and typically offers case management and support services to help return people to independent living (often six months to two years).

Supportive housing links the provision of housing and social services for the homeless, people with disabilities, and a variety of other special needs populations. California Health and Safety Code (Section 50675.2) defines "supportive housing" as housing with no limit on length of stay, that is occupied by the low income adults with disabilities, and that is linked to on-site or off-site services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community. Target population includes adults with low incomes having one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health conditions, or individuals eligible for services provided under the Lanterman Developmental Disabilities Services Act (Division 4.5, commencing with Section 4500, of the Welfare and Institutions Code) and may, among other populations, include families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, or homeless people.

The Zoning Ordinance was amended in 2013 to permit transitional and supportive housing in all residential zones subject to the same development standards as the same type of housing in that zone.

## Emergency Shelters

The Chino Zoning Ordinance was amended in 2010 to permit emergency shelters in the Service Commercial (SC) zone and, in addition, conditionally permits shelters in the General Commercial (CG), Mixed use 20 (MU 20), and Mixed use 30 (MU 30) zones. An emergency shelter shall have no more than 30 beds and shall be available to residents for a maximum of 90 days.

Properties zoned Service Commercial (SC) are located along Central Avenue south of Riverside Drive. This zone permits some residential activities such as caretaker units and RV living quarters. In addition, professional services, health services, other health care uses (e.g. health care clinics, hospitals, outpatient services), charitable organizations and services, and transportation terminals are permitted or conditionally permitted uses in this zone. These uses are compatible with emergency shelter uses and provide necessary supportive services for the homeless population, particularly those with special medical/health care needs.

The SC zone is characterized by a mix of both small (0.25-1 acre) and medium sized (1-5 acre) parcels, along with a mix of developed, undeveloped and under-utilized parcels. There is currently approximately 130,000 square feet of building area in the SC, along with 5.1 acres of undeveloped land. This broad variety of parcel sizes and land use intensities provides excellent flexibility and therefore numerous options to parties interested in operating emergency shelters. Based on the San Bernardino County 2011 Point-In-Time Homeless Count and Survey Report, the City estimates it has a homeless population of 110 persons, including 64 persons who are unsheltered. The SC zone has adequate capacity to accommodate this homeless population either in one large shelter or several small shelters.

## Single-Room Occupancy

The Chino Zoning Ordinance does not currently address Single-Room Occupancy (SRO) units.<sup>15</sup> The City will amend the Zoning Ordinance to specify SROs as a conditionally permitted use in a zoning district to be determined. Conditions for approval will relate to the performance of the facility, such as parking, security, and management.

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<sup>15</sup> With high housing costs, many communities in California are exploring the use of SRO to fulfill the affordable housing needs of certain segments of the community, such as seniors, students, and single workers.

### **Residential Care Homes**

In accordance with Section 1502 of the Health and Safety Code the Zoning Ordinance defines a Residential Care Facility as "any family home, group care facility or similar facility for twenty-four-hour nonmedical care of persons in need of personal services, supervision or assistance essential for sustaining the activities of daily living or for the protection of the individual."

The City does not regulate residential care homes for six or fewer persons; such homes are permitted in all residential zones as regular residential uses. Residential care homes for more than six persons are permitted in all zones as long as a Special Conditional Use Permit is obtained. An application must be filed with the City and the Director of Community Development will determine if the application is complete, in writing, within 30 days. The Director will evaluate whether the proposed project:

- Will not endanger the public health, safety and welfare;
- Will not injure the value of adjoining or abutting property;
- Will not result in any significant environmental impacts;
- Will be in harmony in the area in which it is located; and/or
- Will be in conformity with the General Plan or an applicable specific plan.

The Zoning Ordinance definition of residential care homes was amended in 2010 to include facilities that do not require licensing by the State, such as homes for battered women and children.

### **Housing for Persons with Disabilities**

Housing options for persons with disabilities are often limited. The Americans with Disability Act (ADA) came into effect in 1990. Multi-family housing built prior to 1990 does not typically include accessible units on the ground floor. With limited multi-family construction between 1990 and 2005, few rental housing units in Chino are accessible. ADA also does not cover single-family homes. Rehabilitation to accommodate the accessibility needs of disabled residents is needed, particularly to the older single-family housing stock. Therefore, it is important that the City's codes, policies, and regulations are free of constraints to encourage rehabilitation of the existing housing stock and to comply with ADA requirements.

**Land Use Controls:** The City's Zoning Ordinance complies with the Lanterman Disability Services Act with regard to licensing for residential care facilities for the disabled (see discussion above). According to the State Department of Social Ser-

vices, over 40 residential care homes are located in the City of Chino. These include:

- 21 adult residential facilities (113 beds)
- 2 group homes (12 beds)
- 12 residential care facilities for the elderly (367 beds)
- 2 small family homes (11 beds)

Most of these are small facilities for six or fewer persons. However, a few large facilities for the elderly are also located in the City. This Housing Element includes a program to amend the Zoning Ordinance to address provisions for SRO units. The amendment will expand housing opportunities for persons with disabilities.

No parking requirement is established for residential care facilities serving six or fewer persons. For residential care facilities serving more than six persons, one parking space is required for each staff member and one space for every ten persons being cared for. These parking requirements are significantly lower than those for regular residential uses.

The City has not established any distance requirements for residential care facilities. The 300-foot distance established by the Lanterman Developmental Disabilities Services Act governs the minimum distance between two facilities.

The City has not established specific site planning requirements for residential care facilities. If the residential care facilities are housed in single-family homes, the site planning requirements for such units apply. Similarly, if residential care facilities are housed in multi-family structures, the site planning requirements for multi-family residential apply (see details under Development Review Committee and Review Criteria). No special site planning requirements would impede the development of such facilities.

**Definition of Family:** Some local governments may attempt to restrict access to housing for households failing to qualify as a “family” by the definition specified in a zoning ordinance. Specifically, a restrictive definition of “family” is one that limits the number of persons in what is considered a “family” and differentiates between related and unrelated individuals living together. Restrictive definitions of “family” may illegally limit the development and siting of group homes for persons

with disabilities but not for housing families that are similarly sized or situated.<sup>16</sup> In Chino, however, the definition of “family” in the Zoning Ordinance distinguishes a family by the sharing of living expenses, a single lease or rental agreement, and other characteristics indicative of a single household. It does not address the number of persons nor whether individuals are related or unrelated to each other.

**Reasonable Accommodation Procedures:** Both the Federal Fair Housing Act and the California Fair Employment and Housing Act direct local governments to make reasonable accommodations (i.e., modifications or exceptions) in their zoning laws and other land use regulations when such accommodations may be necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling. For example, it may be a reasonable accommodation to waive a setback requirement so that a paved path of travel can be provided to residents who have mobility impairments. Another example would be to waive the maximum lot coverage requirement may be a reasonable accommodation to allow a disabled person to create a bedroom on the ground floor.

Chino has recently adopted a formal procedure for reasonable accommodation requests, which are reviewed and approved by the Director of Community Development, at an administrative (staff) level. Application must be made to the Director of Community Development on a form provided by the City. The determination is made based on the following factors:

- Special need created by the disability;
- Potential benefit received by the modification;
- Potential impact on surrounding uses;
- Physical attributes of the property and structures;
- Alternative accommodations which may provide equivalent benefits;
- Whether the targeted accommodation would place an undue financial or administrative burden on the City; and

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<sup>16</sup> California court cases (City of Santa Barbara v. Adamson, 1980 and City of Chula Vista v. Pagard, 1981, etc.) have ruled an ordinance as invalid if it defines a “family” as (a) an individual; (b) two or more persons related by blood, marriage, or adoption; or (c) a group of not more than a specific number of unrelated persons as a single housekeeping unit. These cases have explained that defining a family in a manner that distinguishes between blood-related and non-blood related individuals does not serve any legitimate or useful objective or purpose recognized under the zoning and land use planning powers of a municipality, and therefore violates rights of privacy under the California Constitution.



- Whether the requested accommodation would require a fundamental alteration in law, policy or procedure of the City.

A hearing on the request is conducted based on the accommodation necessary, with a decision by the Director of Community Development. This is followed by an investigation of the facts of the application to ensure that it is consistent with the General Plan. The decision to approve, conditionally approve or deny the application must be rendered within 45 days. The decision of the Director of Community Development is final in the absence of a timely appeal to the Planning Commission.

**Building Codes:** The City enforces Title 24 of the California Code of Regulations that regulates the access and adaptability of buildings to accommodate persons with disabilities. No unique restrictions are in place that would constrain the development of housing for persons with disabilities. Compliance with provisions of the Code of Regulations, and California Building Standards Code is reviewed and enforced by the Building Division of the Community Development Department as a part of the building permit submittal.

### 3.2.5 Development and Planning Fees

The City charges various fees and assessments to cover the cost of processing permits and providing certain services and utilities. Table 36 summarizes the City's planning fee requirements for residential development. These fees are not considered excessive compared to surrounding communities (Table 37). In addition to City fees charged at the time building permits are issued, developers are required to pay school impact fees.

**Table 36: Development and Planning Fees**

Development Process	Related Fee
<b>Planning and Zoning</b>	
Special Conditional Use Permit (Residential)	\$2,188.00
Site Approval	\$5,929.00
Preliminary Project Review	\$3,041.00
Prezone	\$2,696.00
Variance	\$3,287.00
Variance for Single Family Owner Occupant	\$164.00
Specific Plan Amendment	\$5,610.00
General Plan Amendment Map	\$5,315.00
General Plan Amendment Text Only	\$4,806.00
Zone Change	\$5,457.00
Zone Ordinance Amendment	\$3,542.00
<b>Subdivisions</b>	
Tentative Tract Map	\$6,422.00 + \$12.00 per lot
Tentative Parcel Map	\$4,817.00 + \$12.00 per lot
<b>Environmental Review</b>	
Environmental Assessment Residential	1-249 units \$1,259.00 250+ units \$1,489.00
<b>Development Fees</b>	
School Fee	New construction or additions over 500 sq. ft. calculated by Chino Unified School District
Landscape & Irrigation Plan/Lighting Plan/Wall Plan Review	\$484.00 + cost of consultant for review of construction plans \$94.00 + cost of consultant for review of conceptual plans
The Preserve Specific Plan	
Cost Recovery Fee	\$765.00 per gross acre
Resource Management Plan Mitigation Fee	\$5,596.00 per adjusted gross acre

Source: Chino, Planning Department, 2013.

**Table 37: Comparison of Fees**

	<b>Chino</b>	<b>Chino Hills</b>	<b>Upland</b>	<b>Corona</b>	<b>Rancho Cucamonga</b>	<b>Pomona</b>
General Plan Amendment	\$5,315	Initial Deposit of \$13,500	\$3,500	\$5,265+\$15.50/acre	\$12,227	\$5,536
Specific Plan Amendment	\$5,610	n.a.	\$3,500	Major \$7,980 Minor \$3,990	\$3,296+\$345/acre	\$5,536
Zone Change	\$5,457	n.a.	\$3,500	n.a.	\$8,500	\$5,536
Site Approval	\$5,929	Initial Deposit of \$5,000	n.a.	n.a.	n.a.	n.a.
Tentative Tract Map	\$6,422+\$12/lot	Initial Deposit of \$16,500 +\$82/lot	\$2,390 + \$24/lot	\$6,853 + \$35/lot	\$13,545	\$5,763+\$35/lot
Conditional Use Permit	\$2,188	Initial Deposit of 5,000 for use or \$8,400 for development	\$1,800	Major - \$5,545 Minor - \$1,465	\$2,692	\$5,763
Variance	Major-\$3,287/SF R- \$164	Initial Deposit of \$5,000 + \$82/lot for Major or \$670 + \$168/lot for Minor	Major-\$1,400 SFR-\$700	Major - \$4,257 SFR-\$435	\$2,216	\$4,624

Source: Planning Departments of respective cities, 2013.

### 3.2.6 On- and Off-Site Improvements

Requirements for on- and off-site improvements vary depending on the presence of existing improvements, as well as the size and nature of the proposed development. In general, most residential areas in Chino are served with infrastructure. The Zoning Ordinance holds any person constructing any building, parking lot or developing any area responsible to pay for a number of improvements including: concrete curbs, gutters, asphalt concrete street pavement, sidewalks and streetlights.

Public street widths are specified in the Chino Subdivision Ordinance. This document establishes street standards for various types of streets. For typical residential

streets, the standard is 60 feet right of way (ROW). Private streets must be wide enough to meet standards established in the California Fire Code for Fire Department equipment needs.

The City of Chino's fee structure includes some on- and off-site improvements, which are described in the section above. Off-site improvement fees include drainage and sewer facility fees, school fees, park land fees, and public facility fees, among others. While these fees add to the cost of housing development, these fees are established to cover the costs of infrastructure, facilities, and improvements necessary to serve the development. The City provides financial subsidies to affordable housing development in order to offset the impact of development fees.

### **3.2.7 Building Codes and Enforcement**

The City adopted and enforces the 2010 California Building Code to ensure that all housing units are built to specified standards. The Code is substantially determined by the International Conference of Building Officials and the State of California. The City adopted the code with a few administrative amendments. These standards do not significantly increase construction costs. Code enforcement is implemented on a complaint basis.

### **3.2.8 Processing and Permit Procedures**

Chino's processing procedures for new housing developments and the modification of existing residential projects include the following frequently used permits and actions: tentative maps, administrative permits and appeals, site plan reviews, variances, and planned developments. The City complies with requirements under the State's Streamlining Review Act, and makes all attempts to expedite permit processing.

### **Administrative Approvals**

Some developments only require approval at a staff level. Projects requiring an Administrative approval do not have to go through the Development Review Committee process or a public hearing. They are approved at a staff level, typically within 30 days of submittal.

### **Development Review Committee - Review Criteria and Required Approvals**

All proposed development projects not subject to the Administrative Approval process are subject to an initial plan review process. After initial submittal of the application, a meeting is scheduled with the Development Review Committee to

review the application. The Committee is consisted of representatives from various City departments, including Planning, Building, Fire, and Police. The meeting is scheduled within three weeks of the initial application submittal. The Development Review Committee meets on the first and third Wednesday of every month. The City has established clear and specific design guidelines in the Zoning Ordinance to assist with the development review process.

**Single-Family and Duplex:** The site planning review criteria are listed below.

- Proportional mix and placement of lots;
- Preservation of mature trees and natural features;
- Placement of dwellings on lots;
- Preservation of views;
- Grading and treatment of natural drainage courses;
- Provision of amenities, such as treatment of subdivision entrance, landscaping, open space, walls and fences, etc.; and
- Other unique amenities.

Single-family and duplex dwelling developments of four units or less only require an Administrative Approval and are not subject to review by the Development Review Committee. Single-family and duplex dwelling developments of five or more units require a Site Approval, and are subject to review by the Development Review Committee.

**Multi-Family:** The site planning review criteria are listed below.

- Mix and clustering of units;
- Placement buildings on the project site;
- Dominance of on-site parking facilities on the project;
- Relationship of pedestrian and vehicular circulation;
- Preservation of mature trees and natural features;
- Grading and treatment of natural drainage courses;
- Provision of amenities, such as treatment of project entrance, landscaping, open space, walls and fences, etc.; and
- Other unique amenities.

Multi-family developments of any size require a Site Approval and Development Review Committee approval.

There is no particular architectural style required for single-family or multi-family residential structures; however, the primary focus should be on the development of a high quality residential environment. In general, the architecture should consider compatibility with the character of the surrounding area, including harmonious building style, form, size, color, material and roofline.

### **Planning Commission and City Council Review**

After Development Review Committee approval, the project goes to either the Planning Commission or the City Council. The Planning Commission meets on the first and third Monday of every month, and the City Council meets on the first and third Tuesday of every month. After the public hearing the Planning Commission makes its decision and has 45 days to provide the decision to the City Council. If the Planning Commission is the final approval body, any party has 10 days to appeal the decision to the City Council. If the City Council is the final approval body, there is not further course for appeal.

The Chino Zoning Ordinance establishes specific required findings for reviewing various development and planning applications. The following is a listing of required findings for the various application types and the level of review required for each:

- **General Plan Amendments: Findings**
  - The proposed amendment is internally consistent with the General Plan;
  - The proposed amendment will not be detrimental to the public interest, health, safety, convenience or welfare of the city;
  - The proposed amendment will maintain the appropriate balance of land uses within the city; and
  - In the case of an amendment to the general plan land use map, the subject site is physically suitable, including, but not limited to parcel size, shape, access, availability of utilities and compatibility with adjoining land uses, for the requested land use designation and anticipated development.
- **General Plan Amendments: Level of Approval**
  - General Plan Amendments require approval from both the Planning Commission and the City Council.
  - General Plan Amendments only require Development Review Committee if they are associated with a proposed development project.

- **Zone Change and Zone Ordinance Amendments: Findings**
  - The proposed zone change or title amendment is consistent with the goals and policies of the General Plan;
  - The proposed zone change or title amendment is reasonable and beneficial, and in the interest of good zoning practice;
  - The proposed zone change or title amendment will not have a significant adverse impact on the environment;
  - In the case of a zone change to specific property, the change will not adversely affect the harmonious relationship with adjacent parcels and land uses; and
  - In the case of a zone change to specific property, the subject site is physically suitable, including, but not limited to parcel size, shape, access, availability of utilities and compatibility with adjoining land uses, for the requested zoning designation and anticipated development.
- **Zone Change and Zone Ordinance Amendments: Level of Approval**
  - Zone Changes and Ordinance Amendments require approval from both the Planning Commission and City Council.
  - Zone Changes and Ordinance Amendments only require Development Review Committee if they are associated with a proposed development project.
- **Conditional Use Permit: Findings**
  - The proposed use is consistent with the goals and policies of the city's adopted General Plan and/or applicable specific plan(s);
  - The subject site is physically suitable, including, but not limited to, parcel size, shape, access and availability of utilities, for the type and intensity of use proposed;
  - The subject site relates to streets and highways properly designed, both as to width and type of pavement to carry the type and quantity of traffic generated by the proposed use;
  - The proposed use is compatible with those on abutting properties and in the surrounding neighborhood;
  - The proposed location, size, and operating characteristics of the proposed use will not be detrimental to the public interest, health, safety or general welfare;
  - The proposed use will not have a significant adverse impact on the environment; and

- The minimum safeguards necessary to protect the public health, safety and general welfare have been required of the proposed use.
- **Conditional Use Permit: Level of Approval**
  - Conditional Use Permits require approval from the Planning Commission.
  - Conditional Use Permits require review from the Development Review Committee.
- **Site Approval: Findings**
  - The proposed project is consistent with the goals and policies of the City's adopted General Plan and/or applicable specific plan(s);
  - The proposed project is permitted within the zoning district in which it is proposed and complies with all applicable provisions of the City's Zoning Ordinance;
  - The subject site is physically suitable, including, but not limited to, parcel size, shape, access and availability of utilities, for the type and intensity of development proposed;
  - The subject site relates to streets and highways properly designed, both as to width and type of pavement to carry the type and quantity of traffic generated by the proposed project;
  - The proposed project is compatible with those on abutting properties and in the surrounding neighborhood;
  - The proposed location, size, and operating characteristics of the proposed project will not be detrimental to the public interest, health, safety or general welfare;
  - The proposed project will not have a significant adverse impact on the environment; and
  - The minimum safeguards necessary to protect the public health, safety and general welfare have been required of the proposed project.
- **Site Approval: Level of Approval**
  - Site Approvals require approval from the Planning Commission.
  - Site Approvals require review from the Development Review Committee.

The required findings and approval process are clearly identified in the City's Zoning Ordinance. Meetings with the Development Review Committee also help clarify City expectations. The City's timeline (discussed in the following section)



demonstrates that the City's approval process does not constrain housing development.

### Timelines

Timelines vary by project and the approvals required. The process can exceed the estimated time based on circumstances, particularly if an Environmental Impact Report (EIR) is required. Table 38 illustrates typical application review and processing timeframes:

**Table 38: Typical Approval Types and Timeframes**

Approval Type	Typical Timeframe	Approval Body
Administrative Approval	2-4 weeks	City Staff
Special Conditional Use Permit	8-12 weeks	Planning Commission
Site Approval	8-16 weeks	Planning Commission
Zone Change/ Zone Ordinance Amendment	12-16 weeks	Planning Commission & City Council
General Plan Amendment	12-16 weeks	Planning Commission and City Council
Plan Check	7-10 weeks	City Staff

All residential developments greater than four units, whether single or multi-family, go through the same review process. Application is made to the City and the proposed project is scheduled for review by the Development Review Committee. Staff will meet with the project applicant within 20 days of the application submittal. If the application is determined incomplete, staff will give the applicant a detailed list of all outstanding items, and the applicant is required to resubmit for Development Review. Resubmittal times vary by applicant, but the time between Development Review Committee meetings for a single project is usually four weeks. If a project application is determined to be complete by staff, the applicant is required to re-submit to the Development Review Committee a final time for Conditions of Approval. At this time, a Planning Commission and/or City Council hearing date is set. Most applications require between two and four Development Review Committee meetings. Planning Commission hearing dates are typically three to four weeks from the last Development Review Committee meeting on a proposed project. City Council hearings are typically scheduled two to three weeks after the Planning Commission hearing date. Most residential projects in the city are devel-

oped as infill projects or as greenfield development within an approved master plan, so the environmental review process is streamlined. Many are determined categorically exempt from CEQA, because they are infill or can rely on a previous Master EIR.

After staff, Planning Commission, or City Council approval (depending on the type of development), the applicant must submit building and engineering plans for Plan Check before a building permit is issued. Plan check cycles typically run three to five weeks for the first check, and three weeks for each subsequent check. Projects usually take two to three plan check cycles for approval before permits are issued so construction can begin.

Overall, a single-family subdivision or multi-family apartment project could begin construction in as few as 17 weeks from the initial submittal date, with an average of about 22 weeks. The development community has complimented the City of Chino on the degree of certainty, consistency, and timeliness the City gives to the development process, as compared to other jurisdictions.

Currently, the City achieves affordable housing primarily through development agreement with major developers. Due to the scale and complexity of these large development projects, dedicated staff persons are assigned to help process the project applications.

### **3.2.9 State Tax Policies and Regulations**

#### **Proposition 13**

Proposition 13, a voter initiative that limits increases in property taxes except when there is a transfer of ownership, may have increased the cost of housing. The initiative forced local governments to pass on more of the costs of housing development (e.g., construction of infrastructure and community facilities) to new homeowners.

#### **Federal and State Environmental Protection Regulations**

Federal and State regulations require environmental review of proposed discretionary projects (e.g., subdivision maps, use permits, etc.). Costs, resulting from fees charged by local government and private consultants needed to complete the environmental analysis, and from delays caused by the mandated public review periods, are also added to the cost of housing and passed on to the consumer. However,

the presence of these regulations helps preserve the environment and ensure environmental quality for Chino residents.

### **3.3 Environmental Constraints**

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Future residential development potential is focused in several areas, particularly in The Preserve Specific Plan area (see discussions in Section 4 of this Housing Element). Environment constraints identified in The Preserve Specific Plan Environmental Impact Report (EIR) include the following:

#### **3.3.1 Flooding and Inundation**

Prado Dam currently retains floodwaters up to an inundation elevation of 505 feet on an annual basis. The 505-foot elevation is largely confined to the Chino Creek and Mill Creek channels within The Preserve Specific Plan area. Federal Emergency Management Agency's (FEMA) Flood Insurance Rate Maps (FIRMs) also identify portions of the plan area within the 500-year flood plain. In addition, the FIRM maps and the Prado Flood Control Basin Master Plan indicate that 100-year flood-prone areas occur within the plan area in the vicinity of Mills Creek and Chino Creek floodplain below the 550-foot elevation. This essentially encompasses the lower 30 percent of the plan area. In response to this constraint, no habitable structures are planned in that area.

#### **3.3.2 Biological Resources**

The Santa Ana River is a major drainage that connects coastal regions of Orange County with interior regions of Riverside and San Bernardino counties. Mill Creek and the Santa Ana River are regional corridors that link riparian ecosystems from the immediate coastal plain with the interior plains and valleys of the region. The Prado Basin, with its extensive riparian woodland, provides significant bio-diversity and serves as a major link within this regional corridor.

The Specific Plan includes a 566-Foot Dam Inundation Elevation Overlay (DIO) that is applied to all lands below 566-foot elevation inundation area. Areas of high biological sensitivity within the Chino Creek and Mill Creek floodways below the 566-foot elevation line are included within an extreme resource area. These areas include critical habitat areas identified as suitable only for extremely low intensity use. No urban development is permitted below the 566-foot elevation line.

## 4. Housing Resources

The extent of housing needs in a community often far exceeds the resources available. The City of Chino must pull together limited resources and use them efficiently in order to address the current and projected housing needs of Chino residents. This section of the Housing Element provides an overview of resources available to the City.

### 4.1 Residential Development Potential

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#### 4.1.1 Regional Housing Needs Allocation

State Housing Element law requires that a local jurisdiction accommodate a share of the region's projected housing needs for the planning period. This share, called the Regional Housing Needs Allocation (RHNA), is important because State law mandates that jurisdictions provide sufficient sites to accommodate a variety of housing opportunities for all economic segments of the community. Compliance with this requirement is measured by the jurisdiction's ability in providing adequate land to accommodate the RHNA.

The Southern California Association of Governments (SCAG), as the regional planning agency, is responsible for allocating the RHNA to individual jurisdictions within the six-county region, including the County of San Bernardino.<sup>17</sup> The San Bernardino Associated Governments (SANBAG), a subregional planning organization, worked closely with SCAG to develop the RHNA for San Bernardino County jurisdictions.

For the 2013-2021 Housing Element, the RHNA commences on January 1, 2014 through October 31, 2021. The RHNA is distributed by income category. For the 2013 Housing Element update, the City of Chino is allocated a RHNA of 2,894 units as follows:

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<sup>17</sup> Southern California Association of Governments (SCAG) covers a six-county region, including Los Angeles, Orange, Riverside, San Bernardino, Ventura, and Imperial.

- Extremely Low/Very Low-Income (up to 50 percent of AMI): 707 units (24.4 percent)<sup>18</sup>
- Low-Income (51 to 80 percent of AMI): 478 units (16.5 percent)
- Moderate-Income (81 to 120 percent of AMI): 533 units (18.4 percent)
- Above Moderate-Income (more than 120 percent of AMI): 1,176 units (40.6 percent)

The City must ensure the availability of residential sites at adequate densities and appropriate development standards to accommodate these units.

#### 4.1.2 Residential Sites Inventory

For the 2013-2021 Housing Element planning period, the City of Chino has a lower-income RHNA of 1,185 housing units. Potential development sites at adequate densities and appropriate development standards must be made available to accommodate these units.

State law requires that jurisdictions demonstrate in the Housing Element that the land inventory is adequate to accommodate that jurisdiction's share of the regional growth. The City is committed to identifying sites at appropriate densities as required by law. The State, through AB 2348, has established "default" density standards for local jurisdictions. State law assumes that a density standard of 30 units per acre for metropolitan jurisdictions, such as Chino, is adequate for facilitating the production of housing affordable to lower income households. AB 2348 also includes provisions to allow a lower density threshold to be used if a jurisdiction can demonstrate the feasibility of developing lower income housing at below 30 units per acre.

The City of Chino has a history of developing affordable housing at densities lower than 30 units per acre. In 2007, during the peak of the housing market, Meadow Square Apartments, a 250-unit 100-percent affordable project, was completed. An-

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<sup>18</sup> The City has a RHNA allocation of 707 very low income units (inclusive of extremely low income units). Pursuant to new State law (AB 2634), the City must project the number of extremely low income housing needs based on Census income distribution or assume 50 percent of the very low income units as extremely low. According to the CHAS data developed by HUD using 2005-2009 Census data, the City had 14.3 percent very low income households (6.8 percent extremely low income and 7.5 percent very low income) as shown in (Table 8). Therefore the City's RHNA of 707 very low income units may be split into 339 extremely low and 368 very low income units. However, for purposes of identifying adequate sites for the RHNA, State law does not mandate the separate accounting for the extremely low income category.

other 100-percent affordable project, Ivy at College Park, is currently under construction and expected to be completed in 2014. Both affordable developments were constructed at a density of about 20 units per acre. Specifically, Ivy at College Park was built at 20 units per acre with a per-unit gap financing of about \$122,000 (including LIHTC, redevelopment housing set-aside, and State Multi-Family Housing Program funds). This demonstrates the feasibility of providing affordable housing in areas of the City that allow up to 24 dwelling units per acre. A list of recent affordable housing projects in Chino and similar communities, as well as the densities these projects achieved, is provided in Table 39.

**Table 39: Affordable Housing Developments in Similar Communities**

Project	Jurisdiction	Affordable Units	Total Units	Completed	Affordability	Density Achieved (du/ac)
Meadow Square Apartments	Chino	250	250	2007	VL: 53 units L: 53 units M: 144 units	20.3
Ivy at College Park	Chino	135	135	2014	Very Low: 135 units	20.9
Courier Place Apartments	Claremont	74	74	2012	30 and 50% AMI	21.8
Paseo Verde Apartments	Fontana	142	142	2012	50% AMI	9.6
Toscana Apartments	Fontana	52	52	2010	30%-60% AMI	12.0
Plaza at Sierra	Fontana	90	90	2010	Senior	23.6
Bonterra Apartment Homes	Brea	94	94	2012	Lower	19.0
Pottery Court Apartments	Lake Elsinore	113	113	2012	Lower	25.7

According to a 2012 study by Keyser Marston Associates for the County of San Diego, garden style apartments developed at approximately 24 units per acre were the most cost effective to construct and required the lowest per unit gap financing for lower income households. The study found that the higher construction costs for structured parking, internal circulation, and a stacked-flat configuration made higher density residential projects a challenge for suburban jurisdictions with rural subareas such as unincorporated San Diego County and Chino.

Furthermore, local developers have expressed concerns to City staff about the financial feasibility of constructing residential projects at higher densities in the Chino area. According to cost estimates presented to the City, development costs can

increase significantly as the residential density of a project increases. Estimated construction costs range from \$65 per square foot for a project at 15 units per acre to \$180 per square foot for a project at 60 units per acre.

**Table 40: Density Impact on Construction Cost**

	2-Story Townhome	3-Story Townhome	3-Story Stacked Flat	4-Story Wood Podium	4-Story Wrap (Garage Structure)
Dwelling Units per acre	15	19	25	35-40	40-60
Cost per sq. ft.	\$65	\$70	\$85	\$130	\$180

*Source: Lewis Operating Company, 2013.*

Therefore, as a result of recent development trends and financial feasibility concerns, in estimating potential units by income category, it is assumed that:

- A density of zero to 10 units per acre (primarily for single-family homes) is assumed to facilitate housing in the above moderate income category;
- A density of 11 to 23 units per acre (primarily for medium density multi-family developments) is assumed to facilitate housing in the moderate income category; and
- A density of 24 or more units per acre (primarily for higher density multi-family developments) is assumed to facilitate housing in the very low and low income category.

Based on these assumptions, the City's entire lower-income RHNA can be met through residential opportunities that remain available in The Preserve Specific Plan.

### **The Preserve Specific Plan**

The Preserve is approximately two miles in width and three miles in length, encompassing 5,435 acres. Bordering The Preserve on the west is the City of Chino Hills. To the north of The Preserve are the City of Ontario and the Chino Airport. The City of Eastvale forms the eastern boundary of the planning area and the Prado Flood Control Basin in the County of Riverside borders The Preserve to the south.

To expand residential opportunities, the City and the master developer of The Preserve Specific Plan area amended the Specific Plan in 2008. The amendment provided for increased high density residential development by reallocating Medium

Density Residential land (that allowed 20 units per acre) and nonresidential land to High Density Residential land that permits development up to 40 units per acre, with a minimum average of 30 units per acre. The amendment also increased the allowable residential density of 13.5 acres of Community Core land to 40 units per acre, with a minimum average of 30 units per acre. This amendment was not subject to Measure M voter approval. Overall, the Preserve Specific Plan amendment provided for 1,092 additional units at an average density of 30 units per acre, with portions of these areas reaching 40 units per acre.

The City is also currently pursuing an amendment to The Preserve Development Agreement, which would allow for the rezoning of a three-acre area of land from MDR (Medium-density residential) to HDR-30 along the east side of Chino-Corona Road, north of Cucamonga Avenue. The allowable density range would be 24 to 40 units per acre, providing a minimum of 72 additional units.

Since its adoption in 2003, portions of The Preserve have already been developed, according to standards outlined in the specific plan and its subsequent amendments. Table 41 and Figure 5 below summarize the remaining residential capacity in The Preserve. For the purposes of this Housing Element only, the City has organized the Preserve planning area into subareas by land use designation. Figure 5 identifies where the remaining developable land is located by land use designation.

There is no phasing plan for development within The Preserve. Most of the land is owned by two large master developers, who are responsible for the development of backbone infrastructure prior to development of specific sites. Development in the planning area is market driven and likely to occur within the planning period, subject to market conditions.

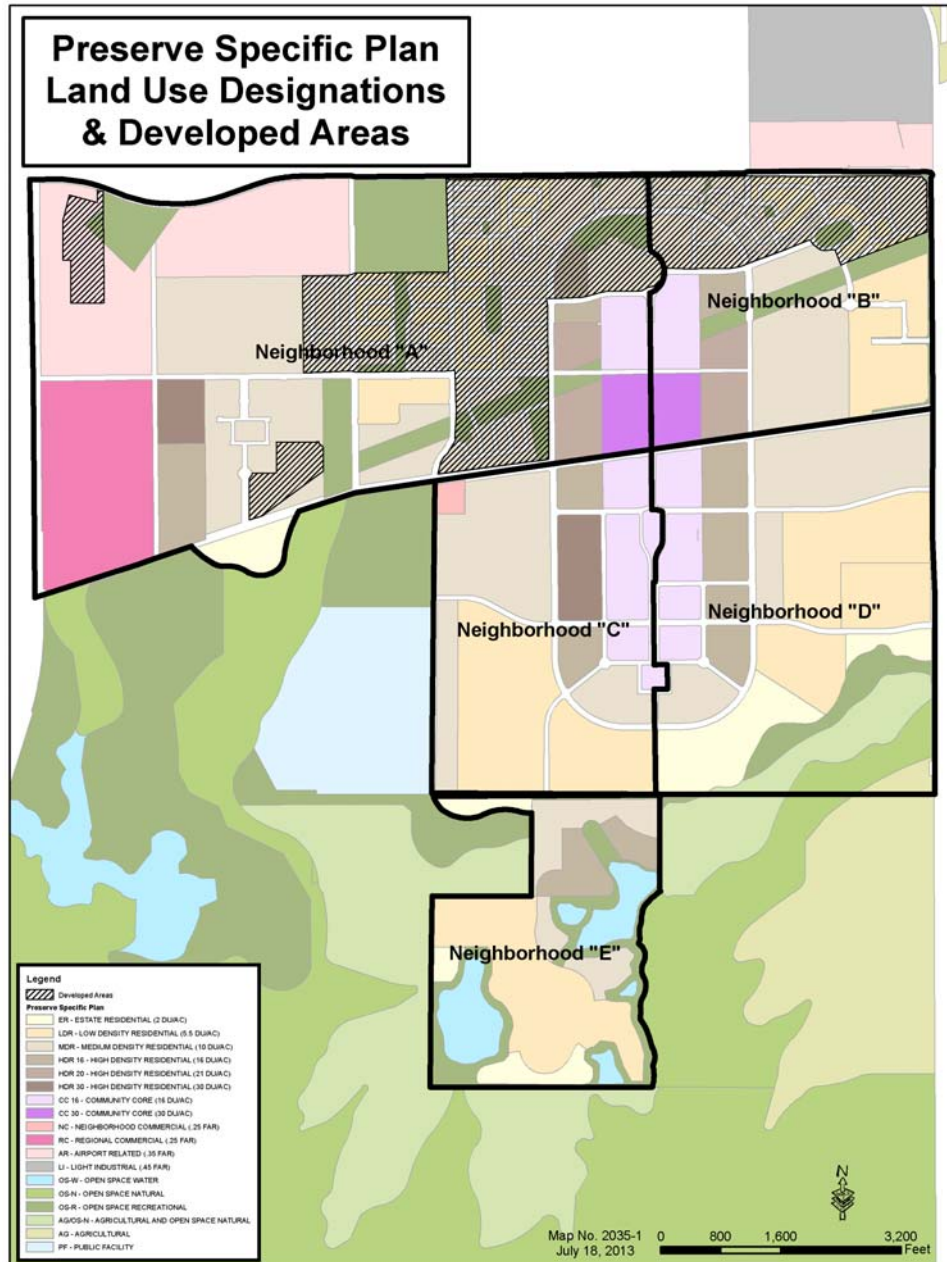


**Table 41: Remaining Residential Capacity in The Preserve Specific Plan**

	Total Acres	Maximum Density	Developed Acres	Undeveloped Acres	Current Units	Remaining Capacity	Income Level
<b><i>Neighborhood A</i></b>							
Estate Residential	13.15	3.0	0.00	13.15	0	26	AM
Low Density Residential	60.36	8.0	50.04	10.32	265	55	AM
Medium Density Residential	231.91	12.0	119.55	112.36	1,060	997	AM
High Density Residential 16	33.17	20.0	9.12	24.06	118	313	M
Community Core 16	8.75	20.0	0.00	8.75	0	90	M
High Density Residential 20	21.67	24.0	0.00	21.67	0	460	L
High Density Residential 30	12.73	40.0	0.00	12.73	0	306	L
Community Core 30	7.32	40.0	0.00	7.32	0	175	L
<i>Subtotal</i>	<i>389.06</i>	--	<i>178.71</i>	<i>210.36</i>	<i>1,443</i>	<i>2,422</i>	
<b><i>Neighborhood B</i></b>							
Low Density Residential	66.60	8.0	19.98	46.62	106	246	AM
Medium Density Residential	121.46	12.0	57.09	64.37	506	571	AM
High Density Residential 16	8.79	20.0	0.00	8.79	0	114	M
Community Core 16	8.71	20.0	0.00	8.71	0	89	M
High Density Residential 20	19.73	24.0	0.00	19.73	0	418	L
Community Core 30	6.18	40.0	0.00	6.18	0	148	L
<i>Subtotal</i>	<i>231.47</i>	--	<i>77.07</i>	<i>154.40</i>	<i>612</i>	<i>1,586</i>	
<b><i>Neighborhood C</i></b>							
Low Density Residential	106.71	8.0	0.00	106.71	0	564	AM
Medium Density Residential	103.67	12.0	0.00	103.67	0	919	AM
High Density Residential 16	19.91	20.0	0.00	19.91	0	259	M
Community Core 16	20.87	20.0	0.00	20.87	0	214	M
High Density Residential 30	19.27	40.0	0.00	19.27	0	462	L
<i>Subtotal</i>	<i>270.43</i>	--	--	<i>270.43</i>	<i>0</i>	<i>2,418</i>	
<b><i>Neighborhood D</i></b>							
Estate Residential	41.08	3.0	0.00	41.08	0	82	AM
Low Density Residential	106.55	8.0	0.00	106.55	0	563	AM
Medium Density Residential	97.53	12.0	0.00	97.53	0	865	AM
High Density Residential 16	43.97	20.0	0.00	43.97	0	571	M
Community Core 16	17.34	20.0	0.00	17.34	0	178	M
<i>Subtotal</i>	<i>306.47</i>	--	--	<i>306.47</i>	<i>0</i>	<i>2,259</i>	

<i><b>Neighborhood E</b></i>							
Estate Residential	20.45	3.0	0.00	20.45	0	41	AM
Low Density Residential	80.25	8.0	0.00	80.25	0	424	AM
Medium Density Residential	53.35	12.0	0.00	53.35	0	473	AM
High Density Residential 16	22.81	20.0	0.00	22.81	0	296	M
<i>Subtotal</i>	<i>176.86</i>	--	--	<i>176.86</i>	<i>0</i>	<i>1,234</i>	
<b>Total</b>	<b>1,374.29</b>		<b>255.78</b>	<b>1,118.52</b>	<b>2,055</b>	<b>9,919</b>	
Notes: 1. Income Level: AM = Above Moderate; M = Moderate; L = Lower. 2. Potential units are based on adjusted gross acres, including an adjustment to include the acreage required for parks and schools. Sites designated to accommodate the City's Regional Housing Need Allocation, per the General Plan Housing Element, do not have an adjustment to exclude acreage for parks, in order to comply with Section 65863 of the Government Code. Source: City of Chino (2013).							

Figure 5: The Preserve Specific Plan Land Use Designations and Developed Areas



**College Park Specific Plan**

The College Park Specific Plan is located within the northeastern boundary of the city, encompassing 710 acres. The planning area is located in the southwestern corner of San Bernardino County, approximately 28 miles east of Downtown Los Angeles. The Specific Plan includes provisions for a variety of residential housing types and varying architectural styles from estate homes to live/work units. Per Measure A, up to 2,500 residential units may be developed within College Park's eight neighborhoods and the village center, although the College Park Plan provides for 2,200 units.

Residential development within College Park has been ongoing since the Plan's adoption in 2004 and Table 42 summarizes the remaining residential capacity within the planning area.

**Table 42: Remaining Residential Capacity in College Park Specific Plan**

	Land Use	Acreage	Max. Density	Potential Units	Units Already Developed	Remaining Capacity
Above Moderate Income Units						
Neighborhood "C"						
Sub Area 7	MDR	3.8	10.0	27	0	27
Sub Area 10a	MDR	13.9	10.0	75	75	--
Sub Area 10b	MDR	12.7	10.0	94	0	94
Neighborhood "D"						
Sub Area 7	MDR	3.0	10.0	24	0	24
Sub Area 18	MDR	13.7	10.0	77	77	--
Sub Area 19	MDR	11.6	10.0	66	0	66
Neighborhood "E"						
Sub Area 16	MDR	11.4	10.0	67	0	67
Sub Area 17	MDR	15.6	10.0	93	0	93
Neighborhood "F"						
Sub Area 13	LDR	11.6	5.0	34	0	34
Sub Area 14	LDR	8.7	5.0	39	0	39
Neighborhood "G"						
Sub Area 7	MDR	2.3	10.0	15	0	15
Sub Area 12	LDR	15.9	5.0	65	0	65
Sub Area 15	LDR	3.6	5.0	19	0	19
<i>Subtotal</i>		<i>127.8</i>		<i>695</i>	<i>152</i>	<i>543</i>
Moderate Income Units						
Neighborhood "C"						
Sub Area 11a	HDR	9.9	20.0	127	0	127
Sub Area 11b	HDR	9.3	20.0	101	95	--
Mixed Use Areas						
Sub Area 20	HDR	11.4	20.0	137	149	--
Sub Area 21	HDR	9.4	20.0	199	0	199
Sub Area 22	HDR	6.3	20.0	131	135	--
<i>Subtotal</i>		<i>243.2</i>		<i>695</i>	<i>379</i>	<i>326</i>
<b>Total</b>		<b>371.0</b>		<b>1,390</b>	<b>531</b>	<b>869</b>

Notes: Only neighborhoods with remaining residential capacity are listed.  
Source: City of Chino, 2013.

### Other Residential Development Potential

Outside of The Preserve and College Park planning areas, the City also has a number of vacant and underutilized properties with near-term redevelopment potential. This inventory of vacant and underutilized sites, including detailed parcel-by-parcel information, can be found in Appendix C. In compiling this inventory, staff used their knowledge of the City to identify properties that had one or more of the following characteristics:

- Property is vacant;
- Property has a sizable amount of developable acreage remaining; and/or
- Property contains non-permanent construction (i.e. metal buildings).

The existing conditions of these properties were then verified through aerial photos and surrounding parcels with similar characteristics were also added to inventory.

#### Estimating Realistic Capacity

In estimating the development capacity of each site, the City utilizes conservative and realistic assumptions. Specifically, the sites inventory assumes 70 percent of the maximum allowed density for most parcels, accounting for internal circulation, landscaping, and parking/setback requirements. A review of City records indicated that residential developments in Chino can achieve an average of 75 percent of the maximum density allowed, with some projects achieving at or exceeding the allowable density:

- Ivy at College Park:
  - Maximum Density = 20 units/acre
  - Achieved Density = 20.9 units/acre
- Meadow Square Apartments:
  - Maximum Density = 12 units/acre
  - Achieved Density = 20.3 units/acre

A total of 522 residential units can be accommodated on vacant and underutilized sites outside of The Preserve and College Park planning areas (Table 43 and Table 44). Of these housing units, 220 units (about 42 percent) qualify as feasible for facilitating the development of moderate income units, based on the allowable density of the parcel.

**Table 43: Vacant Sites - Outside of The Preserve and College Park**

	Acreage	Density	Maximum Capacity	Realistic Capacity	Income Level
<b>Vacant Sites</b>					
Central Avenue Specific Plan					
RD 1	7.8	1.0	7	5	AM
RD 8	17.8	8.0	142	99	AM
RD 20	4.1	20.0	82	57	M
<i>Subtotal</i>	<i>29.7</i>		<i>231</i>	<i>161</i>	
East Chino Specific Plan					
RD 4.5	12.6	4.5	56	39	AM
RD 14	5.4	14.0	75	53	M
<i>Subtotal</i>	<i>18.0</i>		<i>131</i>	<i>92</i>	
Scattered Sites					
RD 1	3.0	1.0	3	2	AM
RD 2	3.9	2.0	7	5	AM
RD 4.5	18.2	4.5	81	51	AM
RD 12	1.5	12.0	18	12	M
RD 20	0.2	20.0	4	3	M
<i>Subtotal</i>	<i>26.8</i>		<i>113</i>	<i>73</i>	
<b>Vacant Total</b>	<b>74.6</b>		<b>475</b>	<b>326</b>	
Above Moderate Units	63.3		296	201	
Moderate Units	11.2		179	125	

Notes:  
1. AM = Above Moderate Income; M = Moderate Income  
2. Net residential acreage is estimated at 70% of gross acreage to allow for access and other facilities.  
Refer to Appendix C for specific parcels included in this table.

**Table 44: Underutilized Sites - Outside of The Preserve and College Park**

	Acreage	Density	Maximum Capacity	Realistic Capacity	Income Level
<b>Underutilized Sites</b>					
East Chino Specific Plan					
RD 4.5	15.5	4.5	70	46	AM
RD 8	5.2	8.0	41	26	AM
RD 14	2.7	14.0	38	26	M
RD 20	4.5	20.0	90	61	M
<i>Subtotal</i>	<i>27.9</i>		<i>239</i>	<i>159</i>	
Scattered Sites					
RD 4.5	7.4	4.5	33	20	AM
RD 8	2.0	8.0	16	9	AM
RD 12	1.0	12.0	12	8	M
<i>Subtotal</i>	<i>10.4</i>		<i>61</i>	<i>37</i>	
<b>Underutilized Total</b>	<b>38.3</b>		<b>300</b>	<b>196</b>	
Above Moderate Units	30.1		160	101	
Moderate Units	8.24		140	95	

Notes:

3. AM = Above Moderate Income; M = Moderate Income

4. Net residential acreage is estimated at 70% of gross acreage to allow for access and other facilities.

Refer to Appendix C for specific parcels included in this table.



#### 4.1.3 Adequacy of Residential Sites Inventory

Chino has adequate residential sites capacity to accommodate its RHNA for the 2013-2021 planning period. Table 45 summarizes the City's sites strategy.

**Table 45: Adequacy of Residential Sites Inventory**

	Very Low	Low	Moderate	Above Moderate	Total
<b>RHNA</b>	<b>707</b>	<b>478</b>	<b>533</b>	<b>1,176</b>	<b>2,894</b>
<b>Residential Sites Inventory</b>					
The Preserve Specific Plan	1,969		2,124	5,826	9,919
College Park Specific Plan	0		326	543	869
Vacant Properties	0		125	201	326
Underutilized Properties	0		95	101	196
Total	1,969		2,670	6,671	11,310
<b>Surplus</b>	<b>+784</b>		<b>+2,137</b>	<b>+5,495</b>	<b>+8,416</b>

#### 4.1.5 Availability of Infrastructure and Public Improvements

Much of the future residential development is expected to occur within The Preserve Specific Plan area, which has developed infrastructure and public facility master plans to serve the anticipated growth. As part of the development plan for The Preserve, most of the infrastructure for the entire planning area is expected to be completed and in place prior to any significant residential development. As of June 2013, a significant portion of the infrastructure for The Preserve has already been completed. The College Park Specific Plan area and the rest of the City are already well served by existing infrastructure with more than sufficient capacity.

## 4.2 Financial Resources

The provision of affordable housing requires substantial public subsidies. The City of Chino has access to a number of local, state, and federal resources. The key funding sources are described below.

#### 4.2.1 Community Development Block Grant

The Community Development Block Grant (CDBG) program provides funds for a range of community development activities, including: acquisition and/or disposition of real estate or property; public facilities and improvements; relocation; rehabilitation of housing; and homeownership assistance.

The City of Chino receives approximately \$425,000 annually. Furthermore, the City has “mortgaged” much of the funding for the next several years for the construction of the East Civic Center Project. A significant portion of the City’s CDBG allocation is used to repay the Section 108 loan for the East Civic Center Project.

#### **4.2.2 Section 8 Rental Assistance**

The City of Chino participates in the Section 8 Housing Choice Voucher program administered by the Housing Authority of the County of San Bernardino. The Section 8 Housing Choice Voucher program provides rental assistance to very low income persons. Under this program, the voucher recipients pay 30 percent of their income on housing, and the program subsidizes the rents up to the Fair Market Rents (FMR). Should the voucher recipients decide to rent homes that are above the FMR, the recipients would be responsible for the excess amounts.

As of November 2012, about 110 households in Chino receive Section 8 vouchers. The need for Section 8 assistance far exceeds the funding available. The County Housing Authority maintains a long waiting list, with the waiting being several years.

#### **4.2.3 State Housing Funds**

The State Department of Housing and Community Development (HCD) administers a range of housing funds, including:

- **HOME Investment Partnership Act:** HOME funds can be used for a variety of housing activities benefiting households with incomes up to 80 percent of the AMI. Eligible activities include homebuyer assistance, acquisition/rehabilitation, major/substantial rehabilitation, rental assistance, and new construction.
- **Multi-Family Housing Program:** Low interest loans for the development of affordable rental housing, supportive housing for persons with disabilities who are either homeless or at risk of becoming homeless, and housing for homeless youth.
- **CalHome:** Grants for cities and counties to fund first-time homebuyer mortgage assistance and owner-occupied housing rehabilitation.

- **Predevelopment Loan Program:** Predevelopment capital to finance the start of low income housing projects.
- **Affordable Housing Innovation Fund:** Funding for pilot programs to demonstrate innovative, cost-saving ways to create or preserve affordable housing.
- **Infill Incentive Grant Program:** Funding of public infrastructure (water, sewer, traffic, parks, site cleanup, etc.) to facilitate infill housing development.
- **Housing Related Parks Program:** Grants for housing-related parks.

Eligibility for a number of these funds requires a Housing Element that complies with State law.

### 4.3 Administrative Resources

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The City of Chino actively works with a number of nonprofit organizations to expand and preserve affordable housing in the City. The following nonprofit agencies are either active in providing or preserving affordable housing in the city or have expressed interest in working in San Bernardino County. These include:

- **Habitat for Humanity:** The City is working with Habitat for Humanity in providing affordable single-family homes through infill development.
- **Steelworkers Oldtimers:** This organization owns and operates the 84-unit senior affordable housing in Chino.
- **National Community Renaissance of California (formerly Southern California Housing Development Corporation):** NCRC, located in Rancho Cucamonga, is one of the biggest nonprofit affordable housing developers in Southern California.
- **Jamboree Housing Corporation:** Based in Irvine, Jamboree is a major nonprofit affordable housing developer in California.
- **Bridge Housing:** Based in Irvine, Bridge Housing is a major nonprofit affordable housing developer in California, responsible for the Ivy at College Park development.

## 4.4 Opportunities for Energy Conservation

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Residential energy costs can impact the affordability of housing in that increasing utility costs decrease the amount of income that can be used for rents or mortgage payments. Title 24 of the California Administrative Code sets forth mandatory energy standards for new housing development, and requires adoption of an “energy budget.”

In addition to ensuring compliance with Title 24 in new construction, the City provides assistance to homeowners to make energy efficiency improvements as part of the Home Improvement Program. Additionally, solar (PV) panels will be installed on four of six upcoming infill projects (5357 & 5359 Anderson St. and 13232 & 13240 5<sup>th</sup> St.

Several elements in the updated Chino General Plan contain policies relating to energy conservation. Specifically:

- The Land Use Element promotes neighborhoods that are served by public transportation, close to public services and shopping; mixture of uses putting people close to destinations; jobs-housing balance.
- The Economic Development Element promotes jobs-housing balance. Specifically, policies and strategies are included to better match new jobs to skills of existing residents to reduce commuting.
- The Transportation Element establishes an efficient roadway network and priority for bike/pedestrian transportation.
- The Open Space and Conservation Element promotes green building; green operations for city services; recycling; incentives for purchase of energy-efficient appliances.
- The Parks & Recreation Element proposes to locate parks within walking distance of housing.

All these elements contain policies and/or strategies that aim at reducing energy consumption through reductions in vehicle trips and miles traveled.

## 5. Housing Plan

The previous sections of this Housing Element provide an overview of the community's housing needs, an assessment of constraints to housing development and preservation, and an inventory of housing resources. This section establishes the City of Chino's strategy for addressing the housing needs and mitigating the constraints with available resources.

### 5.1 Goals and Policies

<b>Goal HE-1</b>	<b>Maintain and improve the quality of the existing housing stock.</b>
<b>Objective HE-1.1</b>	<b>Ensure the long-term use of the existing housing stock and maintain the small-town character of established neighborhoods.</b>
Policy HE-1.1.1	Preserve and enhance the existing character of established neighborhoods through neighborhood improvements and housing rehabilitation, and promote healthy neighborhood lifestyles.
Policy HE-1.1.2	Continue to provide home improvement assistance to low and moderate income households, seniors, and persons with disabilities.
Policy HE-1.1.3	Continue to use code enforcement to bring substandard units into compliance with City codes.
Policy HE-1.1.4	Promote increased awareness among property owners and tenants of the importance of property maintenance to long-term housing quality.
Policy HE-1.1.5	Ensure new infill residential development does not significantly impinge on the privacy of neighboring homes.

<b>Goal HE-2</b>	<b>Assist in the provision of adequate housing to meet the affordable housing needs of the community.</b>
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**Objective HE-2.1**    **Expand the affordable housing stock through new construction and acquisition/rehabilitation.**

Policy HE-2.1.1    Provide technical assistance and regulatory incentives to assist in the new construction of affordable housing.

Policy HE-2.1.2    Preserve existing affordable housing units in apartment complexes and mobile home parks.

**Objective HE-2.2**    **Enhance the affordability of housing through innovative design features, construction methods, and other mechanisms.**

Policy HE-2.2.1    Encourage the use of green building techniques and other energy conservation devices.

**Objective HE-2.3**    **Enhance the accessibility of housing through innovative design features and other mechanisms.**

Policy HE-2.2.1    Encourage the use of universal design principles to expand housing opportunities for persons with disabilities.

<b>Goal HE-3</b>	<b>Provide adequate housing sites to accommodate the City's Regional Housing Needs Allocation (RHNA).</b>
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**Objective HE-3.1**    **Provide adequate sites through appropriate land use, zoning, and specific plan designations to accommodate the City's RHNA for all income groups.**

Policy HE-3.1.1    Encourage adequate provision of a wide range of housing by location, type, and price to meet the existing and future needs of residents.

- Policy HE-3.1.2 Promote infill development of quality affordable housing as a strategy to stabilize older neighborhoods.
- Policy HE-3.1.3 Use similar setbacks, complementary building arrangements and patterns to ensure new multi-family and mixed-use developments are compatible in style and scale with surrounding residential neighborhoods.
- Policy HE-3.1.4 Ensure new residential development is adequately served with infrastructure and public facilities such as schools, sewage treatment, domestic water, public parks, fire control and police.

<b>Goal HE-4</b>	<b>Mitigate any governmental constraints to housing production and affordability.</b>
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- Objective HE-4.1** Address, and where legally possible, remove governmental constraints affecting the maintenance, improvement, and development of housing for lower and moderate income households and persons with special needs.
- Policy HE-4.1.1 Offer regulatory incentives where feasible to offset or reduce the costs to development of affordable housing.
- Policy HE-4.1.2 Continue to improve the permit processing system to expedite development applications.
- Policy HE-4.1.3 Provide priority processing for residential and mixed-use developments that include an affordable housing component (including extremely low income households) or serve persons with disabilities (including developmental disabilities).
- Policy HE-4.1.4 Periodically review City regulations, ordinances, and development/planning fees to ensure that they not unduly constrain housing development.

<b>Goal HE-5</b>	<b>Promote equal housing opportunity for all residents to reside in the housing of their choice.</b>
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<b>Objective HE-5.1</b>	<b>Enforce fair housing laws prohibiting discrimination in the building, financing, selling, or renting of housing on the basis of age, sex, race, color, national origin, ancestry, religion, disability/medical conditions, marital status, familial status, sexual orientation, source of income, or any other arbitrary factors.</b>
Policy HE-5.1.1	Ensure City policies and regulations comply with State and Federal fair housing laws.
Policy HE-5.1.2	Provide sensitivity and fair housing training to City staff with interaction with residents on housing matters.
Policy HE-5.1.3	Support outreach and education efforts to actively further fair housing practices and understanding in fair housing rights.

## 5.2 Implementing Actions

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### 5.2.1 Quality of Housing

#### Action 1: Ownership Rehabilitation Programs

The City of Chino offers a number of programs to help homeowners maintain and improve their homes:

- **Home Improvement Deferred Loan Program:** This program provides qualified low and moderate income homeowners with a deferred payment loan of up to \$40,000 (\$60,000 in the event of an eligible room addition under overcrowded conditions). Under this loan program, no payments are required for ten years or the number of years remaining on the first mortgage, whichever is longer. The rate on the deferred loan is three percent. Room additions are an eligible activity under this program provided that the applicant household is overcrowded relative to unit size. During FY 2013-14, the City received \$440,000 in CalHOME grant funding. Approximately \$260,000 will be used for the Home Improvement Deferred



Loan Program. The City will continue to pursue funding annually to keep this program active.

- **Mobile Home Improvement Grant Program:** This program provides qualified low income mobile home owners with a grant of up to \$7,500 (\$10,000 in the event that a roof replacement is necessary) for eligible health, safety, and code-related repairs. No funding was available for this program during FY 2013-14, but the City will continue to seek funding sources for this program.

**Funding Sources:** CalHOME; other funding as available

**Responsible Agencies:** Community Development/Housing Division

**Time Frame and Objectives:**

- Assist 5 households annually, pending funding availability.
- Annually evaluate the need to apply for additional funding to support/expand home improvement efforts.

## **Action 2: Code Compliance**

Code Compliance is an important component of the City's comprehensive affordable housing strategy. Code Compliance will work closely with housing staff to identify abandoned properties for abatement, multi-family rental properties appropriate for acquisition/rehabilitation by affordable housing developers, and households requiring rehabilitation assistance.

**Funding Sources:** General Fund

**Responsible Agencies:** Community Development/Code Compliance Division

**Time Frame and Objectives:**

- Coordinate with Housing Division staff to identify opportunities for acquisition/rehabilitation.
- Ensure that Code Compliance staff provides information on home improvement programs to eligible households.

## **5.2.2 Adequate Housing for All Income Groups**

### **Action 3: Affordable Housing Opportunities**

The City will facilitate the development and preservation of quality affordable housing, as well as provision of housing assistance. Specifically, the City will pursue various opportunities, including but not limited to the following:

- Acquisition/rehabilitation/conversion of market-rate rental housing into affordable housing;
- Infill housing development;
- Abatement of dangerous properties (such as abandoned or boarded up buildings) that threaten public health and safety;
- Gap financing of affordable housing development; and
- Provision of homebuyer and rehabilitation assistance.

The City will emphasize the development of affordable rental housing for extremely low, very low, and low income households, affordable ownership housing for low and moderate income households, and housing for persons with special needs (such as persons with disabilities, including persons with developmental disabilities).

**Funding Sources:** City Affordable Housing Fund  
**Responsible Agencies:** Community Development/Planning and Housing Divisions

**Time Frame and Objectives:**

- Monitor HCD and HUD websites monthly for funding availability. Evaluate the need to pursue such funds based on project readiness, competitiveness, and financial feasibility.
- Provide letter of support for funding applications by other organizations as long as the proposed projects/programs are consistent with the goals and objectives of the City's General Plan.
- Consider fee reduction or deferral on a case-by-case basis.
- Offer density bonus, incentives, and regulatory concessions pursuant to State density bonus law.
- Continue to update and maintain an inventory of available sites appropriate for affordable housing. Provide assistance in identification of appropriate sites and lot consolidation.
- Continue to grant priority processing to affordable housing projects where the applicant requests and demonstrates that priority processing is necessary to support the project.

#### **Action 4: Homebuyer Assistance Program**

Due to the high costs of ownership housing, the City does not provide a citywide homebuyer assistance program. In recent years, home prices in Chino have exceeded the maximum home values established by most State and Federal housing programs. However, the City is able to provide affordable homeownership through development agreements. For example, developers of the Artisan project, College Park Specific Plan, and The Preserve Specific Plan have agreed to set aside a portion of the units as housing affordable to lower and moderate income households through rental and ownership housing.

In November 2012, the City was awarded a CalHOME grant in the amount of \$600,000. Approximately \$180,000 has been allocated to fund three (3) Homebuyer Assistance loans of \$60,000 each to qualified low income households. The City recognizes the value and importance of providing affordable homeownership to first-time buyers and will continue to seek, identify and secure new funding resources to continue the implementation of its homebuyer assistance programs. During FY 2013-14, the City received \$440,000 in CalHOME grant funding. Approximately \$180,000 will be used for the Homebuyer Assistance Program. The City will continue to pursue funding annually to keep this program active.

**Funding Sources:** CalHOME Grant

**Responsible Agencies:** Community Development/Housing Division

**Time Frame and Objectives:**

- Continue to utilize development agreements as a mechanism to provide homebuyer assistance.
- Continue to identify and secure new funding resources to implement a homebuyer assistance program.

#### **Action 5: Housing Choice Vouchers (Section 8)**

The HUD-funded Housing Choice Voucher (Section 8) program is administered by the Housing Authority of the County of San Bernardino and provides rent subsidies to very low income households and elderly who spend more than 50 percent of their income on rent, live in substandard housing, or have been displaced. The subsidies typically represent the difference between 30 percent of the monthly income and housing payment standards established by HUD.

Housing Choice Vouchers are utilized by many extremely low income households in Chino. The City will work with staff from the Housing Authority of the County of San Bernardino to market the program and improve its overall effectiveness.

**Funding Sources:** HUD Section 8 funds  
**Responsible Agencies:** Community Development/Housing Division;  
Housing Authority of the County of San Bernardino

**Time Frame and Objectives:**

- Promote the use of Housing Choice Vouchers by publicizing the program on City website and make information available at public counters and community locations. Encourage nonprofit service providers to refer eligible clients, especially those with extremely low incomes, to the Housing Choice Voucher program for assistance.
- Coordinate with the Housing Authority for the prioritizing of vouchers to be set aside for extremely low income households.
- Provide Housing Choice Voucher information to owners of small rental properties to encourage acceptance of vouchers.

**Action 6: Preservation of At-Risk Housing**

Two publicly assisted housing projects with a total of 124 units may be at risk of losing rent subsidies or converting to market-rate housing within the planning period of this Housing Element. Specifically, many households residing in publicly assisted housing are extremely low income households with limited housing options elsewhere. To meet the housing needs of lower income households, the City must guard against the loss of existing affordable housing units.

**Funding Sources:** To be identified  
**Responsible Agencies:** Community Development/Housing Division

**Time Frame and Objectives:**

- Preserve all 124 very low income units (84 units for seniors and 40 units for families).
- Notify property owners annually of the availability of State and federal funds to extend rent subsidies and/or restructure project financing, or as specific Notices of Funding Availability (NOFA) are released.
- Contact nonprofit housing developers for interest and capacity in purchasing and/or managing at-risk projects as soon as a Notice of Intent to opt out of the Section 8 program is filed.
- Proactively work with project owners to preserve ongoing affordability.
- Work with tenants of at-risk units and inform them of their rights and conversion procedures at least 12 months prior to conversion.

- Ensure tenants are notified at least 12 months prior to potential conversion to market-rate housing or expiration of subsidies and adequate relocation assistance is provided.

### **Action 7: Condominium Conversion**

The City of Chino has a limited supply of apartment rentals. As a means to preserve the City's rental housing stock, the Condominium Conversion Ordinance limits the conversion of apartment complexes to condominiums.

**Funding Sources:** General Fund

**Responsible Agencies:** Community Development/Planning and Housing Divisions

**Time Frame and Objectives:**

- Ensure compliance with the City's Condominium Conversion ordinance.
- Monitor the rate of conversion to determine if modifications to the ordinance are needed to maintain a healthy rental housing market.

### **5.2.3 Adequate Sites to Accommodate the RHNA**

#### **Action 8: Specific Plan/Planned Development**

The City utilizes specific plans and Planned Development Overlay to achieve flexibility in the design of residential neighborhoods and promote an efficient, aesthetically pleasing use of land. During previous Housing Element cycles, the City effectively provided flexible development standards in the Planned Development Overlay district and through the use of specific plans. This flexibility is evidenced in the fact that two major specific plans were adopted – College Park and The Preserve – which provide for the development of over 11,900 new units in a variety of densities and types.

**Funding Sources:** None required

**Responsible Agencies:** Community Development/Planning Division

**Time Frame and Objectives:**

- Continue to utilize specific plans in support of future development.

## 5.2.4 Removal of Governmental Constraints

### Action 9: Zoning Ordinance

In 2013, the City amended the Zoning Ordinance to include specific provisions for emergency shelters, transitional housing, and supportive housing to comply with the requirements of State law (Senate Bill 2 - Cedillo). However, the Zoning Ordinance does not currently address the provision of Single Room Occupancy housing. In addition, the City's definition of "family" distinguishes a family by the sharing of living expenses, a single lease or rental agreement, and other characteristics indicative of a single household. This may potentially impede housing options for persons with disabilities since some residential programs for disabled persons require individual leases with participants.

**Funding Sources:** None required

**Responsible Agencies:** Community Development/Planning Division

**Time Frame and Objectives:**

- Within one year of adoption of the Housing Element, the City will review a potential amendment to the zoning code that will address conditions that may allow SROs to be conditionally permitted within a specific zoning district to be determined.
- Within one year of adoption of the Housing Element, the City will review the definition of "family" and revise as appropriate.
- Continue to evaluate the City's Zoning Ordinance during annual updates to determine whether additional amendments are necessary to accommodate affordable and special needs housing.

### Action 10: Permit Processing

Delays in the development such as plan checking and permit processing procedures will increase the holding cost of development. Complicated procedures may also discourage development especially by affordable and special needs housing developers. To facilitate residential development, the City provides development pre-application review and offers a one-stop processing system that simplifies and expedites development processing.

**Funding Sources:** None required

**Responsible Agencies:** Community Development/Planning Division

**Time Frame and Objectives:**

- Continue to evaluate and improve the one-stop processing system in an effort to provide quick project entitlement processing.

- Continue to offer priority processing of affordable and special needs housing applications.

### **Action 11: Development Fees**

The City charges various fees and assessments to cover the costs of processing permits and to provide services and facilities to the project. These fees contribute to the cost of housing and are ultimately passed on to the consumers. The City may use CDBG or other funds to offset the fees for affordable and special needs housing.

**Funding Sources:** CDBG

**Responsible Agencies:** Community Development/Planning and Housing Divisions

#### **Time Frame and Objectives:**

- Continue to use CDBG funds to help offset fees for affordable and special needs housing.
- Consider fee deferrals for affordable and special needs housing on a case-by-case basis, if requested by the project owner/developer.
- Work to identify a new funding source to finance fee waivers for affordable and special needs housing.
- Pursue funding for infrastructure improvements needed to support affordable and special needs housing.

## **5.2.5 Equal Housing Opportunity**

### **Action 12: Fair Housing Program**

The City enforces both State and Federal fair housing laws. To achieve fair housing goals, the City contracts with a fair housing council to provide fair housing and tenant/landlord counseling services.

**Funding Sources:** CDBG

**Responsible Agencies:** Community Services/Neighborhood Services Division

#### **Time Frame and Objectives:**

- Continue to provide fair housing and tenant/landlord counseling services.
- Provide fair housing resources on City website and make fair housing brochures available at public counters and community locations.
- Complete the update of the Analysis of Impediments to Fair Housing Choice by 2013 to ensure that the fair housing program addresses the changing needs of residents.

### Action 13: Affirmative Marketing Plan

An affirmative marketing plan is required as a condition of approval for all subdivisions and as a condition of a business license issuance for apartments.

**Funding Sources:** None required

**Responsible Agencies:** Community Services/Planning Division; Finance Department/Business Licensing Division

**Time Frame and Objectives:**

- Continue to require an affirmative marketing plan as a condition for approval for all subdivisions.
- Require an affirmative marketing plan and require apartment managers to provide evidence of training in fair housing and landlord/tenant laws as conditions for the issuance of a business permit for rental properties.

## 5.3 Quantified Objectives

Table 46 below summarizes the quantified objectives of housing actions presented in the previous section.

**Table 46: Summary of Quantified Objectives**

	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
Units to be Constructed (RHNA)	339	368	478	533	1,176	2,894
Units to be Rehabilitated						
Home Improvement Program	20	20	40			80
Units to be Preserved						
Preservation of At-Risk Units	31	31	62			124
Households to be Assisted						
Housing Choice Vouchers	55	55				110



## Appendix A: Public Outreach

### A.1 Outreach List

Below is the outreach list used for the 2013-2021 Housing Element update. Agencies were sent notices of public meetings.

Agency	Contact	Address	Telephone	Email
Lewis Planned Communities	Pat Loy	1156 North Mountain Avenue Upland, California 91785-0670	909-946-7513	pat.loy@lewisop.com
Lennar Communities	Jeff Clemens		951-817-3532	jeff.clemens@lennar.com
KB Homes	Mailie Macabio	10990 Wilshire Blvd Los Angeles, CA 90024	951-691-5353	mmacabio@kbhome.com
Standard Pacific Homes	Brian Jacobson	15360 Barranca Parkway Irvine, CA 92618	951-898-5500	bjacobson@stanpac.com
LINC Housing	Tatia Sheffield	110 Pine Ave., Suite 500 Long Beach, CA 90802		
Stratham Homes	Keyvan Razi	2201 Dupont Dr Irvine, CA 92612	949-833-7853	kra- zi@strathamhomes.com
Bridge Housing	Kim McKay	19200 Von Karman Ave., 6th Floor, Irvine, CA 92612		kmc- kay@bridgehousing.com
Chino Neighborhood House	Don Naf	P.O. Box 96 Chino, CA 91708	909-628-3676	dnaf@verizon.net
West End YMCA/Chino Valley YMCA	Debra C. Anderson	5665 Edison Ave Chino, CA 91710	909-591-7445	deb@weymca.org
Community Charity Connection	Margie Shara	P.O. Box 459 Claremont, CA 91711	909-868-8008	jleavy@houseofruth.org
Inland Fair Housing and Mediation Board	Lynne Anderson	10681 Foothill Blvd, Suite 101 Rancho Cucamonga	909-984-2254 ext. 114	landerson@ifhmb.com
Legal Aid Society of San Bernardino	Deborah J. Davis	588 W. Sixth Street San Bernardino, CA 92410	909-889-4811	dda- vis_legalaidofsb2@verizo n.net
Old Timers Foundation	Irene Muro	8572 Sierra Avenue Fontana, CA 92335	323-582-6090	irene.muro@gmail.com
Project Sister Family Services	Julie Boynton	P.O. Box 1369 Pomona, CA 91769	909-623-1619	jboynton@projectsister.or g
San Bernardino County Library	Liz Smith	777 E. Rialto Ave. San Bernardino, CA 92415	909-387-2273	lsmith@lib.sbcounty.gov
Alethian Christian Foundation	Executive Director	12801 Oaks Avenue, Chino, CA 91710-3600	909-627-3635	
Inland Valley Council of Churches, dba Inland Valley Hope	Executive Director	PO Box 91, Alta Loma, CA 91701	909-476-0551	
Catholic Charities	Executive Director	904 E. California St. Ontario	909-391-4882	

Agency	Contact	Address	Telephone	Email
Isaiah's Rock	Executive Director	13023 7th Street Chino, CA 91710	909-628-8808	
Hope Partners	Executive Director	1751 N. Park Avenue Pomona, CA 91768	909-622-3806	
Neighborhood Activity Center	Executive Director	5201 "D" Street Chino, CA 91710	909-590-5575	
Foothill Family Shelter	Executive Director	1501 W. Ninth Street Ste. D Upland, CA 91786	909-920-0453	
Neighborhood Partnership Housing Services--NPHS	Executive Director	320 W. G Street, Suite 103 Ontario, CA 91762	909-988-5979	
Housing Authority of the County of San Bernardino-Chino Office	Executive Director	13088 Monte Vista Chino, CA 91710	909-628-3413	
Housing Authority of the County of San Bernardino-Main Office	Executive Director	715 E. Brier Drive San Bernardino, CA 92408	909-890-9355	
Hillsborough Village	Leasing Office/Manager	11902 Central Avenue Chino, CA 91710	909-590-1143	
Old Timers Foundation	Leasing Office/Manager	12855 Oaks Avenue Chino, CA 91710	909-983-5541	
Seasons Senior Villas	Leasing Office/Manager	13160 6th Street Chino, CA 91710	909-464-2020	
Villa Serena Apartments	Leasing Office/Manager	11401 Central Avenue Chino, CA 91710	909-591-7559	
Meadow Square Apartments	Leasing Office/Manager	7550 Deser Holly Street Chino, CA 91710	909-393-9261	
Villa Del Sol Apartments	Leasing Office/Manager	12831 Yorba Avenue Chino, CA 91710		
Amberwood Apartments	Leasing Office/Manager	12957 Ramona Avenue Chino, CA 91710	909-591-1839	
Casa Blanca Apartments	Leasing Office/Manager	5225 Francis Avenue Chino, CA 91710	909-591-0133	
Copperwood Apartments	Leasing Office/Manager	11838 Central Avenue Chino, CA 91710	909-591-0171	
Flamingo Apartments	Leasing Office/Manager	12825 9th Street Chino, CA 91710	909-628-3661	
Greenbrier Apartments	Leasing Office/Manager	5829 Riverside Drive Chino, CA 91710	909-627-0514	
Marbella Villas Apartments	Leasing Office/Manager	11819 Central Avenue Chino, CA 91710	909-590-3499	

<b>Agency</b>	<b>Contact</b>	<b>Address</b>	<b>Telephone</b>	<b>Email</b>
Martinique Apartments	Leasing Office/Manager	5951 Riverside Drive Chino, CA 91710	909-627-3543	
Park Place Apartments	Leasing Office/Manager	5683 Park Place Chino, CA 91710	909-628-3661	
Park Terrace Apartments	Leasing Office/Manager	12351 Marshall Avenue Chino, CA 91709	909-627-9309	
Park Villa Apartments	Leasing Office/Manager	5775 Riverside Drive Chino, CA 91710	909-591-0836	
Park West Apartments	Leasing Office/Manager	13151 Yorba Avenue Chino, CA 91710	909-591-0127	
Pinecrest Apartments	Leasing Office/Manager	13051 Ramona Avenue Chino, CA 91710	909-591-0467	
Plumtree Apartments	Leasing Office/Manager	12450 Marshall Avenue Chino, CA 91710	909-627-3543	
Ramona Garden Apartments	Leasing Office/Manager	12175 Ramona Avenue Chino, CA 91710	909-365-8456	
Revere Village Apartments	Leasing Office/Manager	5189 Revere Chino, CA 91710	909-591-8521	
Somerset Apartments	Leasing Office/Manager	12180 Ramona Avenue Chino, CA 91710	909-627-2717	
Tahitian Apartments	Leasing Office/Manager	1284 9th Street Chino, CA 91710	909-628-3661	
Four Seasons Mobile Home Park	Leasing Office/Manager	5925 Riverside Drive Chino, CA 91710	909-723-1109	
El Rancho Mobile Home Park	Leasing Office/Manager	12955 Yorba Avenue Chino, CA 91710	909-465-9435	
Lamplighter Chino Mobile Home Park	Leasing Office/Manager	4400 Philadelphia Street Chino, CA 91710	909-627-3514	
Pembroke Downs Mobile Home Park	Leasing Office/Manager	12400 Cypress Avenue Chino, CA 91710	909-628-0919	
Ramona Mobile Home Park	Leasing Office/Manager	11906 Ramona Avenue Chino, CA 91710	909-594-0501	
Bank of America Chino Valley Main Branch	Manager	12747 Central Ave, Chino, CA 91710	909-464-2460	
Chase Bank Chino Town Center	Yolie Espinosa	12193 Central Ave Chino, CA 91710	909-627-1044	909-548-4701
Chase Bank Grand and Roswell	Dianne Ferreira	3800 Grand Ave Chino, CA 91710	909-591-2401	702-510-7368
Chase Euclid Avenue	Khuloud N Hattar	7033 Schaefer Ave, 1a Chino, CA 91710	909-631-2707	
Wells Fargo	Manager	12488 CENTRAL AVE STE B CHINO, CA, 91710	909-364-2580	

Agency	Contact	Address	Telephone	Email
Citrus Valley Association of Realtors	Gary Ingham, President	504 E. Route 66 Glendora, CA 91740	909-305-2827	
Inland Valley Association of Realtors	Mark Dowing, CEO	8711 Monroe Ct, #B, Rancho Cucamonga, CA 91730	909-527-2133	
Tri-Counties Association-Realtors	Laura Mariak, Executive Vice President	19720 East Walnut Dr S Walnut, CA 91789	909-594-5992	

## A.2 Telephone Interviews

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Social service agencies and developers were contacted to solicit input of housing needs, constraints, and opportunities. Three agencies responded to the interview:

**Agency:** Chino Neighborhood House

**Contact:** Don Naf

Over the seven years Don has been working with CC, the program has increased its capacity to serve clientele to approximately 1,400. The type of clientele seeking their services has stayed the same during that time period as in order to qualify they must be low-income. Don was not able to identify any changes in the amount of funding CCC has received from the City over time, but he did identify funding as an important issue for organization as they simply need more money to sustain and expand their services. Don did not identify any specific housing related issues that the organization encounters in the process of serving its clientele; however, clientele often inquire for help with finding housing and various other services.

**Agency:** Bridge Housing

**Contact:** Kim McKay

Bridge Housing is developing Ivy at College Park, an affordable inclusionary component as part of the project led by Lennar Homes. The project is mix of two and three bedroom units and will total 135 units overall when construction is complete. Kim said that so far the hardest part of the development process has been dealing with water department. She also recalled that the fees the group has paid were on the higher side, though she could not provide any exact estimates. City staff has been very cooperative and helpful to work with. Bridge Housing builds all over California, however, this is currently their only project in San Bernardino County. Kim stated that the City of Chino has been easier to work with in comparison to projects they have developed in neighboring areas.

**Agency:** Standard Pacific Homes

**Contact:** Brian Jacobson

Standard Pacific Homes is currently part of a joint venture with Lennar homes to build 1,000 homes in College Park with each developer building approximately half of the units. and it is an actively selling Community. None of their homes are offered as affordable units, however, there are areas in the College Park Plan that call for affordable units to be developed, an effort which will be led by Bridge Housing. The Standard Pacific Homes Inland Empire office works with Cities throughout the area. Brian stated that, relatively speaking; Chino is one of the easier Cities to work with. He could not speak to any housing related issues that arise with tenants, as the units they develop are for purchase and they have no direct involvement with occupants.

## Appendix B: Review of Past Accomplishments

### B.1 Review of Program Accomplishments

The 2008-2014 Housing Element was amended by State law to cover the planning period from July 1, 2008 to October 15, 2013. Table B-1 provides a summary of the City's accomplishments over the last seven years through the end of 2012.

**Table B-1: Summary of Program Accomplishments**

Program	Proposed Actions	Accomplishments/ Continued Appropriateness
<b>5.2.1 Quality of Housing</b>		
<i><b>GOAL HE-1: Maintain and improve the quality of the existing housing stock.</b></i>		
<b>Ownership Rehabilitation Programs (Action 1)</b>	<ul style="list-style-type: none"> <li>Assist 50 households annually.</li> <li>Annually evaluate the need to apply for Prop 46 and/or Prop 1C funds to support/expand home improvement efforts.</li> </ul>	<p><b>Effectiveness:</b> Between July 1, 2008 and December 31, 2012, the City provided rehabilitation assistance to 162 households using Redevelopment Housing funds, CalHOME Program funds, CDBG funds and City Affordable Housing Funds financed with in-lieu fees.</p> <p>Additionally, in November 2012, the City was awarded \$600,000 in CalHOME Program funding to finance home improvement loans and mortgage assistance loans.</p> <p><b>Continued Appropriateness:</b> The City recognizes the need to preserve its housing stock and will continue to provide rehabilitation assistance to income qualified residents. The dissolution of the City's redevelopment agency presents a significant challenge to the continued effectiveness of this program as redevelopment agency funding was the single largest source of funding for the City's Home Improvement Program. This program is included in the 2013-2021 Housing Element with ongoing efforts to identify funding for this program.</p>
<b>Dangerous Properties Abatement Program (Action 2)</b>	<ul style="list-style-type: none"> <li>This activity is undertaken on an as-needed basis. Work with Code Compliance to identify abandoned and/or substandard buildings that present threats to public health and safety.</li> </ul>	<p><b>Effectiveness:</b> Under its partnership with the Code Compliance division, the Housing Division has been able to redevelop several abandoned and/or substandard properties that presented a threat to public health and safety. No new projects were undertaken in 2012.</p> <p><b>Continued Appropriateness:</b> This program has proven very successful. However, the primary source of funding for the program (RDA Housing Funds) is no longer available. As such, it is unlikely that the City will be able to complete additional projects.</p> <p>Due to the uncertainty of funding, this specific pro-</p>

**Table B-1: Summary of Program Accomplishments**

Program	Proposed Actions	Accomplishments/ Continued Appropriateness
		gram is not included in the 2013-2021 Housing Element. However, the new Housing Element includes a program to pursue funding for a variety of affordable housing activities, including abatement of dangerous properties.
<b>Acquisition /Conversion (Action 3)</b>	<ul style="list-style-type: none"> <li>• Convert 100 market rate rental units into affordable housing for extremely low (at least 10 units), very low, low and moderate income households.</li> <li>• Enter into development agreements with for-profit or non-profit housing developers within 2 years of adopting the Housing Element to commit funding for the conversion of rental housing.</li> <li>• Complete conversion of all units no later than two years after funding commitment.</li> </ul>	<p><b>Effectiveness:</b> Despite entering into negotiations on two separate occasions for the purchase of multi-family apartment communities, the City of Chino was unable to secure deal terms that it considered fair and reasonable, and as such, did not acquire either of the properties. Furthermore, while the City had budgeted \$2 million in its FY 2011-12 budget towards this program, this funding has now been lost as a result of the required dissolution of the City's redevelopment agency.</p> <p><b>Continued Appropriateness:</b> The loss of redevelopment funding combined with the exhaustion of Prop 1C funds for many programs including the Multi-family Housing Program (MHP) have removed two primary tools used by local jurisdictions to finance multi-family acquisition/conversion projects. The City will continue to monitor and support appropriate legislative efforts to create funding resources for affordable housing programs. Should such funding programs become available, the City will seek to identify potential projects for acquisition/conversion and apply for funding to finance any such projects.</p> <p>Due to the uncertainty of funding, this specific program is not included in the 2013-2021 Housing Element. However, the new Housing Element includes a program to pursue funding for a variety of affordable housing activities, including acquisition/conversion.</p>
<b>Code Compliance (Action 4)</b>	<ul style="list-style-type: none"> <li>• Coordinate with Housing Division staff to identify opportunities for acquisition/rehabilitation.</li> <li>• Ensure that Code Compliance staff provides information on home improvement programs to eligible households.</li> <li>• Conduct an analysis of the merit and feasibility of establishing a rental housing inspection program in 2009.</li> <li>• Develop and implement a nuisance and hazard abatement program for multi-family properties</li> </ul>	<p><b>Effectiveness:</b> The City continued to provide code enforcement services to address code violations and physical deteriorations in the housing stock. Between July 1, 2008 and December 31, 2012, the City resolved 4,486 code violations. The City places a high priority on its code compliance program, and in doing so, is successful at addressing code violations and controlling the physical deterioration of its housing stock. In light of the current poor economic conditions and the costs associated with establishing a rental housing inspection program and implementing a nuisance hazard abatement program for multi-family properties, the</p>

**Table B-1: Summary of Program Accomplishments**

Program	Proposed Actions	Accomplishments/ Continued Appropriateness
	in 2010.	<p>City has not yet begun its evaluation of these programs and will wait until an improvement in local economic conditions to do so. That being said, code enforcement regularly visits the multifamily communities located in the City, and believes that it is able to successfully address most nuisances and hazards without the aid of a formal program.</p> <p><b>Continued Appropriateness:</b> The City recognizes the need to ensure that its neighborhoods remain safe and desirable place to live and work and as such will continue to provide code enforcement services. This program is included in the 2013-2021 Housing Element.</p>
<b>5.2.2 Adequate Housing for All Income Groups</b>		
<i>GOAL HE-2: Assist in the provision of adequate housing to meet the affordable housing needs of the community.</i>		
<b>Affordable Housing Development (Action 5)</b>	<ul style="list-style-type: none"> <li>Develop and maintain an inventory of available sites appropriate for affordable housing by the end of 2009, upon adoption of the General Plan.</li> <li>Identify, by the end of 2009, areas where consolidation is appropriate and encouraged and provide property information to interested developers.</li> <li>Establish, as part of the Zoning Ordinance update in 2010, a threshold for granting priority processing status based on percentage of affordable and/or special needs units in a development. No special application for priority processing will be required.</li> <li>As funding permits, engage in land banking activities to acquire sites appropriate for affordable housing development.</li> <li>Monitor HCD website quarterly for funding availability under Prop 46/Prop 1C programs. Evaluate the need to pursue such funds based on project readiness, competitiveness, and financial feasibility.</li> <li>Explore the development of an inclusionary housing ordinance in 2009.</li> <li>Through development agreements, acquisition/conversion (Action 3), and City assistance,</li> </ul>	<p><b>Effectiveness:</b></p> <p><b>1. Available site inventory</b> – Under its recently completed General Plan Update, the City created a database of all undeveloped lots in the City. Staff is currently working to refine that list to identify those parcels most appropriate for affordable housing development. This inventory is included in the 2013-2021 Housing Element as part of the sites inventory outside of The Preserve and College Park.</p> <p><b>2. Priority processing of affordable and/or special needs projects</b> - The City continues to grant priority processing to affordable housing projects where the applicant requests and demonstrates that priority processing is necessary to support the project.</p> <p><b>3. Land banking</b> – The City regularly seeks to acquire vacant parcels suitable for development under the Infill Housing Development Program. During 2011, the City acquired a vacant residentially zoned parcel that was intended for the future development of two affordable single-family homes. In 2012, the City submitted an offer to acquire a residentially zoned parcel under a tax default sale that will be used for a future affordable single-family home. However, the dissolution of redevelopment in 2012 eliminated the single most significant source for land banking. Other federal funds (such as CDBG and HOME) prohibit land banking.</p>

**Table B-1: Summary of Program Accomplishments**

Program	Proposed Actions	Accomplishments/ Continued Appropriateness
	<p>ensure that 10 percent of all lower income affordable units created be affordable to extremely low income households.</p>	<p><b>4. Monitoring of Prop. 46/Prop. 1C program</b> – Each month, City staff checks HCD’s website for new Notices of Funding Availability. During 2011, the City submitted an application for funding under the CalHOME program. In 2012, the City was awarded \$600,000 in CalHOME funding.</p> <p><b>5. Inclusionary Housing Ordinance</b> – The City has opted to delay consideration of an inclusionary housing ordinance at this time due to the poor economic conditions.</p> <p><b>6. Acquisition/Conversion</b> – See “Acquisition/Conversion (Action 3).”</p> <p><b>Continued Appropriateness:</b> The City will continue to expand affordable housing opportunities through its established programs, and will evaluate new programs as needed to take advantage of new opportunities. This program is included in the 2013-2021 Housing Element with revised objectives to respond to market conditions and constraints identified.</p>
<p><b>Infill Housing Development (Action 6)</b></p>	<ul style="list-style-type: none"> <li>Promote the Infill Housing Development program to developers and landowners in targeted neighborhoods by publicizing information on City website and at public counters.</li> <li>Through the Dangerous Properties Abatement and Code Enforcement programs, identify opportunities for infill development in single-family neighborhoods. Distribute program information to property owners and provide potential sites information to interested developers.</li> <li>As funding permits, engage in land banking activities to acquire sites appropriate for affordable housing development.</li> <li>Achieve two infill units annually.</li> <li>Promote infill development “gap financing” to landowners.</li> <li>Work with Habitat for Humanity and other qualified nonprofit and for-profit housing developers to identify and pursue infill opportunities.</li> </ul>	<p><b>Effectiveness:</b></p> <p><b>1. Infill Housing Development Program</b> - From 2001 to 2012, twenty new affordable single-family homes were constructed under the City’s Infill Housing Development Program. While no new homes were completed during the last two years, the City acquired a vacant residentially zoned parcel for future development, and continued to implement several existing development agreements that will provide for six new affordable homes. Completion of those homes is anticipated in 2014.</p> <p><b>2. Dangerous Properties Abatement and Code Enforcement Program</b> - The City’s Code Compliance officers regularly refer property owners to the City’s Housing Division when an opportunity exists for the owner’s participation in either the City’s Home Improvement Program or the Infill Housing Development Program. However, without RDA funding, the City’s future involvement in this program is limited unless a new funding source can be secured.</p> <p><b>3. Land Banking</b> – See “Action 5.”</p>



Table B-1: Summary of Program Accomplishments

Program	Proposed Actions	Accomplishments/ Continued Appropriateness
		<p><b>4. Identify Infill Housing Opportunities</b> - The City of Chino, under its Infill Housing Development Program, promoted “gap financing” availability to landowners, and partners with non-profits, including Habitat for Humanity, on all of its Infill Housing Program projects where the Redevelopment Agency was the landowner. However, with the dissolution of redevelopment, the City’s ability to implement this program in the future is limited unless a new funding source can be secured.</p> <p><b>Continued Appropriateness:</b> Due to the uncertainty of funding, this specific program is not included in the 2013-2021 Housing Element. However, the new Housing Element includes a program to pursue funding for a variety of affordable housing activities, including infill housing development.</p>
Homebuyer Assistance Program (Action 7)	<ul style="list-style-type: none"> <li>• Provide homebuyer assistance to 9 homebuyers.</li> <li>• As home prices decline in the City, evaluate the feasibility of using CalHome funds to support a citywide homebuyer assistance program in 2008.</li> </ul>	<p><b>Effectiveness:</b></p> <p><b>1. Homebuyer Assistance Program</b> – During 2012, the City assisted five moderate income households with the purchase of an affordable home via its Neighborhood Stabilization Program.</p> <p><b>2. CalHOME Program funding of Homebuyer Assistance Program</b> – In November 2012, the City was awarded CalHOME funding to provide first time homebuyer loans to three low income households.</p> <p><b>Continued Appropriateness:</b> Due to the uncertainty of funding, this specific program is not included in the 2013-2021 Housing Element. However, the new Housing Element includes a program to pursue funding for a variety of affordable housing activities, including homebuyer assistance.</p>
Section 8 Housing Choice Vouchers (Action 8)	<ul style="list-style-type: none"> <li>• Promote the use of Section 8 by publicizing the program on City website and make information available at public counters and community locations. Encourage nonprofit service providers to refer eligible clients, especially those with extremely low incomes, to the Section 8 program for assistance.</li> <li>• Coordinate with the Housing Au-</li> </ul>	<p><b>Effectiveness:</b> The City continued to participate in the Section 8 Housing Choice Vouchers program through the San Bernardino County Housing Authority. As of November 2012, 110 very-low income households in Chino were participating in the Section 8 Housing Choice Voucher program, while an additional 70 households were residing within affordable housing units owned and operated by the SB County Housing Authority. The City continues to market the Section 8 Housing Choice Voucher program and the</p>

**Table B-1: Summary of Program Accomplishments**

Program	Proposed Actions	Accomplishments/ Continued Appropriateness
	<p>thority for the prioritizing of vouchers to be set aside for extremely low income households.</p> <ul style="list-style-type: none"> <li>• Provide Section 8 information to owners of small rental properties to encourage acceptance of Section 8 vouchers.</li> </ul>	<p>availability of affordable housing via its website.</p> <p><b>Appropriateness:</b> Housing Choice Voucher is one of the most significant housing programs available for very low and extremely low income households. The City will continue to participate in this program. This program will be included in the 2013-2021 Housing Element.</p>
<b>Preservation of At-Risk Housing (Action 9)</b>	<ul style="list-style-type: none"> <li>• Preserve all 124 very low income units (84 units for seniors and 40 units for families).</li> <li>• Notify property owners of the availability of Prop 46/Prop 1C funds and HUD funds to extend rent subsidies and/or restructure project financing.</li> <li>• Contact nonprofit housing developers in 2008 for interest and capacity in purchasing and/or managing at-risk projects.</li> <li>• Work with tenants of at-risk units and inform them of their rights and conversion procedures.</li> <li>• Ensure tenants are notified at least 12 months prior to potential conversion to market-rate housing or expiration of subsidies and adequate relocation assistance is provided.</li> </ul>	<p><b>Effectiveness:</b> Both Steelworkers Oldtimers (84 units) and Vista Park Chino (40 units) have extended their Section 8 contracts with HUD and remain as affordable housing. As a result of these extensions, neither property is at eminent risk of conversion in the near term.</p> <p><b>Continued Appropriateness:</b> The City recognizes the importance of preserving the existing affordable housing stock. In the event that either the Steelworkers or Vista Park projects appear at risk of conversion, the City will proactively work with project ownership to preserve ongoing affordability, and will assist at-risk tenants of their rights should conversion occur. The 2013-2021 Housing Element will include a program to address the at-risk housing stock.</p>
<b>Condominium Conversion (Action 10)</b>	<ul style="list-style-type: none"> <li>• Ensure compliance with the City's Condominium Conversion ordinance.</li> <li>• Monitor the rate of conversion to determine if modifications to the ordinance are needed to maintain a healthy rental housing market.</li> </ul>	<p><b>Effectiveness:</b> The City continued to enforce the Condominium Conversion Ordinance to preserve the rental housing stock, ensure quality conversion, and provide tenant protection.</p> <p><b>Continued Appropriateness:</b> The City will continue to implement its condominium conversion ordinance to ensure that a balance is struck between the need for high quality rental housing and affordable homeownership opportunities. This program is included in the 2013-2021 Housing Element.</p>
<b>5.2.3 Adequate Sites to Accommodate the RHNA</b>		
<i>GOAL HE-3: Provide adequate housing sites to accommodate the City's Regional Housing Needs Allocation (RHNA).</i>		
<b>The Preserve Specific Plan Amendment (Action 11)</b>	<ul style="list-style-type: none"> <li>• Complete specific plan amendment by December 31, 2008.</li> <li>• Ensure additional capacity accommodates the City's remaining Regional Housing Needs Allocation of 993 units (539 very low and 457 low income units).</li> </ul>	<p><b>Effectiveness:</b> This program was completed in December 2008. However, in 2013, the City processed another amendment to The Preserve Specific Plan to allow the redesignation of approximately five acres to High Density Residential.</p>

Table B-1: Summary of Program Accomplishments

Program	Proposed Actions	Accomplishments/ Continued Appropriateness
		<b>Continued Appropriateness:</b> This program is completed and therefore not included in the 2013-2021 Housing Element.
<b>Land Use Element and Zoning Ordinance (Action 12)</b>	<ul style="list-style-type: none"> <li>• Adopt General Plan 2025 by November 2009 to create new residential/mixed use designations and provide for additional residential growth potential at targeted locations.</li> <li>• Update the Zoning Ordinance within twelve months of adopting the Housing Element to implement the new RD30, Mixed Use Medium Density, and Mixed Use High Density designations. Appropriate development standards will be established to facilitate and encourage a variety of housing types and densities in these zones. Specifically, parking requirements and height limitations will be reviewed to ensure the densities permitted in RD30, Mixed Use Medium Density, and Mixed Use High Density can be achieved.</li> <li>• Update the Zoning Ordinance within twelve months of adopting the Housing Element to revise the current development standards for multi-family housing in the RD 8, RD 12 and RD 20 zones, specifically through: reducing minimum public and private open space requirements; revising standards for the amount and type of on-site parking required; modifying the requirements for the amount and type of recreational amenities provided on-site, especially when sites are within 1/4 mile of public parks; and other amendments.</li> <li>• Update the Zoning Ordinance within twelve months of adopting the Housing Element to permit Emergency Shelters within the Service Commercial (SC) zone, and to contain procedures and development standards that will facilitate the development of emergency shelters within the zone.</li> </ul>	<p><b>Effectiveness:</b></p> <p><b>1. General Plan Update</b> - The City completed the update of its General Plan (“Envision Chino: General Plan 2025”) in 2010. The update included creation of the new residential/mixed-use designations included in the City’s 2008-14 Housing Element.</p> <p><b>2. Zoning Ordinance Update</b> - The City completed a comprehensive update of its Ordinance in August 2010. The update a) implemented standards for the Mixed Use Medium Density and Mixed Use High Density land use designations; b) revised on-site parking standards; c) left unchanged minimum public and private open space requirements and recreational amenity requirements as the City determined that variances from the adopted standards should be considered on a project by project basis; and d) permitted and established procedures and development standards for Emergency Shelters with the Service Commercial (SC) zone.</p> <p><b>3. Support affordable housing development with available funds</b> – The City continued to support affordable housing development with available funding. This is best exemplified by the RDA’s \$10 million commitment to help construct 330 units of affordable housing in College Park, and the on-going implementation of the City’s Infill Housing Development Program. The first phase of development in College Park was approved in 2012, pursuant to an Affordable Housing Agreement with Bridge Housing to develop a 135-unit very low income residential apartment community. A total of \$7.2 million was pledged to the project. The dissolution of redevelopment, however, has severely limited the City’s ability to support future affordable housing development.</p> <p><b>Continued Appropriateness:</b> The City will continue to evaluate the City’s Zoning Ordinance during annual updates to determine whether additional amendments are necessary to accommodate affordable and special needs housing. Furthermore, staff will continue to</p>

**Table B-1: Summary of Program Accomplishments**

Program	Proposed Actions	Accomplishments/ Continued Appropriateness
	<ul style="list-style-type: none"> <li>• Make available redevelopment housing set-aside funds, CDBG, HOME, and other funding resources to assist with affordable housing development. As funding permits, engage in land banking activities to acquire sites appropriate for affordable housing development.</li> <li>• Utilize discretionary (non-housing) redevelopment funds to assist in economic development, off-site improvements, and lot assemblage to encourage private reinvestment and mixed use development along Riverside Drive and Central Avenue.</li> </ul>	<p>evaluate opportunities to use non-housing redevelopment funds to assist in lot assemblage and encourage private investment and mixed-use development along Riverside Drive and Central Avenue. This program is included in the 2013-2021 Housing Element with modified objectives.</p>
<b>Specific Plan/Planned Development (Action 13)</b>	<ul style="list-style-type: none"> <li>• Continue to provide for flexible development standards in the Planned Development Overlay district and through the use of specific plans.</li> </ul>	<p><b>Effectiveness:</b> During the previous housing element cycle, the City effectively provided flexible development standards in the Planned Development Overlay district and through the use of specific plans. This flexibility is evidenced in the fact that two major specific plans were adopted – College Park and The Preserve – which provide for the development of over 11,900 new units in a variety of densities and types.</p> <p><b>Continued Appropriateness:</b> Specific plans offer flexibility in development standards and facilitate the development of a variety of housing types and price ranges. As such, the City will, where appropriate, continue to utilize specific plans in support of future development. This program is included in the 2013-2021 Housing Element.</p>
<b>5.2.4 Removal of Governmental Constraints</b>		
<i>GOAL HE-4: Mitigate any governmental constraints to housing production and affordability.</i>		
<b>Housing for Persons with Special Needs (Action 14)</b>	<ul style="list-style-type: none"> <li>• Amend the Zoning Ordinance within twelve months of adopting the Housing Element to address special needs housing.</li> </ul>	<p><b>Effectiveness:</b> An updated Zoning Ordinance was adopted in July 2010, and went into effect in August 2010. The newly updated Zoning Ordinance added various provisions to support special needs housing, including a) differentiates transitional housing in its various forms; b) permits transitional housing that operates as multi-family developments by right; c) permits emergency shelters in the Service Commercial (SC) Zone; and d) continues the City's practice of providing reasonable accommodation for special needs housing projects. In addition, an update to the Zoning Ordinance was processed in January 2013 that permits</p>

**Table B-1: Summary of Program Accomplishments**

Program	Proposed Actions	Accomplishments/ Continued Appropriateness
		<p>transitional and supportive housing in all residential zones, subject to the same development standards as the same type of housing in that zone.</p> <p><b>Continued Appropriateness:</b> Additional zoning revisions may be necessary to address the provision of transitional and supportive housing. This program is included in the 2013-2021 Housing Element with modified objectives.</p>
<p><b>Permit Processing (Action 15)</b></p>	<ul style="list-style-type: none"> <li>Continue to evaluate and improve the one-stop processing system to facilitate residential development.</li> <li>Establish a threshold as part of the Zoning update in 2010 based on percentage of affordable and/or special needs units in a development project to qualify for priority processing. No special application for priority processing status will be required.</li> </ul>	<p><b>Effectiveness:</b></p> <p><b>1. One-stop processing system</b> - The City has and continues to evaluate its one-stop processing system in an effort to provide quick project entitlement processing.</p> <p><b>2. Priority Processing Threshold</b> - The City did not, as part of its 2010 Zoning Ordinance update, establish a threshold based on percentage of affordable and/or special needs units in a development project, for priority processing. That being said, the City has always granted priority processing to affordable housing projects where the applicant requests and demonstrates that priority processing is necessary to support the project. This is best exemplified by the recent priority processing of entitlements for a 135-unit affordable housing community proposed by Bridge Housing. By granting priority processing of the project's entitlement applications, all planning and engineering entitlements were approved within nine weeks, as opposed to the sixteen weeks that it typically takes to entitle a project of that nature. Going forward, the City will continue to grant priority processing, where appropriate, when requested by a project's developer, and will continue to consider the establishment of a formal threshold within the Zoning Ordinance.</p> <p><b>Continued Appropriateness:</b> As providing priority processing to developers of affordable and special needs housing will further the development of such housing, the City will continue to offer priority processing of affordable and special needs housing applications. This program is included in the 2013-2021 Housing Element.</p>
<p><b>Development Fees (Action 16)</b></p>	<ul style="list-style-type: none"> <li>Continue to use Housing Set-Aside and CDBG funds to help</li> </ul>	<p><b>Effectiveness:</b></p>

**Table B-1: Summary of Program Accomplishments**

Program	Proposed Actions	Accomplishments/ Continued Appropriateness
	<p>offset fees for affordable and special needs housing.</p> <ul style="list-style-type: none"> <li>Explore the feasibility of deferring payment of fees upon issuance of building permits or waiving fees for affordable and special needs housing in 2009.</li> <li>Pursue Prop 46/Prop 1C funds for infrastructure improvements needed to support affordable and special needs housing.</li> </ul>	<p><b>1. Offset fees for affordable and special needs housing</b> - The City continued to support affordable housing development with available funding. This is best exemplified by the RDA's \$10 million commitment to help construct 330 units of affordable housing in College Park, and on-going implementation of the City's Infill Housing Development Program. Unfortunately, the dissolution of the City's redevelopment agency as required by state law will severely hamper the City's ability to undertake such efforts going forward.</p> <p><b>2. Fee deferral</b> – During the reporting period, the City evaluated the potential deferral/waiver of fees for affordable and/or special needs projects and has decided to consider such deferrals/waivers on a case by case basis.</p> <p><b>3. Pursue Prop. 46/1C funds for infrastructure improvements</b> – City staff regularly check for and review Notices of Funding Availability for affordable housing and/or special needs projects. During 2011, the City submitted two applications for Prop. 46 funding.</p> <p><b>Continued Appropriateness:</b> With the dissolution of the City's redevelopment agency, the City will now seek to identify a new funding source to finance fee waivers for affordable and special needs housing. The City will also consider fee deferrals for affordable and special needs housing if requested by the project owner/developer. This program is included in the 2013-2021 Housing Element as part of the Affordable Housing Development program.</p>

**5.2.5 Equal Housing Opportunity**

*GOAL HE-5: Promote equal housing opportunity for all residents to reside in the housing of their choice.*

<p><b>Fair Housing Program (Action 17)</b></p>	<ul style="list-style-type: none"> <li>Continue to require an affirmative marketing plan as a condition for approval for all subdivisions.</li> <li>Require an affirmative marketing plan and require apartment managers to provide evidence of training in fair housing and landlord/tenant laws as conditions for the issuance of a business license.</li> </ul>	<p><b>Effectiveness:</b> The City updated the Analysis of Impediments (AI) to Fair Housing Choice during FY 2007-2008. Recommendations in the AI were used to craft the scope of work for the fair housing program. The City continued to contract with the Inland Fair Housing and Mediation Board to mediate tenant/landlord disputes, promote fair housing practices, and outreach services. Between July 1, 2008 and December 31, 2013 fair housing services were provided to 173 households and landlord/tenant services to</p>
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**Table B-1: Summary of Program Accomplishments**

Program	Proposed Actions	Accomplishments/ Continued Appropriateness
		<p>2,022 persons.</p> <p>The City is in the process of updating its AI to reflect current housing market conditions.</p> <p><b>Continued Appropriateness:</b> Affirmatively furthering fair housing choice is both State and Federal mandates. This program is included in the 2013-2021 Housing Element.</p>
<b>Affirmative Marketing Plan (Action 18)</b>	<ul style="list-style-type: none"> <li>Continue to require an affirmative marketing plan as a condition for approval for all subdivisions.</li> <li>Require an affirmative marketing plan and require apartment managers to provide evidence of training in fair housing and landlord/tenant laws as conditions for the issuance of a business license.</li> </ul>	<p><b>Effectiveness:</b> The City continued the practice of requiring an affirmative marketing plan for all subdivisions. Issuance of business permit for rental properties also requires proof of completing training on fair housing and landlord/tenant laws.</p> <p><b>Continued Appropriateness:</b> Affirmatively furthering fair housing choice is both State and Federal mandates. This program is included in the 2013-2021 Housing Element.</p>

## B.2 Progress toward RHNA

According to SCAG, Chino's share of regional housing growth for the 2008-2014 period is 3,045 units. Units built since January 1, 1998 can be credited toward the RHNA. Between July 1, 2008 and December 31, 2012, the City's housing inventory increased by 695 units. Table B-2 below summarizes the City's progress in housing construction between July 1, 2008 and December 31, 2012. (Housing units built since January 1, 2006 are credited toward the RHNA for the 2008-2014 Housing Element.)

**Table B-2: Progress toward Meeting the RHNA**

	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total
Units Built	0	2	7	686	695
RHNA	739	513	581	1,212	3,045
% of RHNA	0.0%	0.4%	1.2%	56.6%	22.8%





## Appendix C

### Residential Sites Inventory

Table C-1 and C-2 list properties that are included in the Housing Element as vacant and underutilized properties outside of The Preserve and College Park with near-term redevelopment potential. The map on the following page shows all properties identified as vacant or underutilized based on an improvement-to-land value ratio of less than one. Aerial photos were reviewed to narrow down the properties to those shown in both tables.

**Table C-1: Vacant Properties**

Map ID	APN	Acres	GPLU	Zoning	Density	Maximum Capacity	Realistic Capacity	Income Level
<b>Central Avenue Specific Plan</b>								
1	1014401070000	4.74	RD 1	RD1	1.0	4.7	3.0	Above Moderate
2	1014581010000	3.03	RD 1	RD1	1.0	3.0	2.0	
		7.77				7.0	5.0	
3	1015261020000	17.84	RD 8	RD8	8.0	142.7	99.0	Above Moderate
		17.84				142.0	99.0	
4	1015281210000	4.11	RD 20	RD20	20.0	82.2	57.0	Moderate
		4.11				82.0	57.0	
<i>Subtotal</i>		29.72				231.0	161.0	
<b>East Chino Specific Plan</b>								
5	1021241030000	12.63	RD4.5	RD4.5	4.5	56.8	39.0	Above Moderate
		12.63				56.0	39.0	
6	1053221030000	5.44	RD 14	RD14	14.0	76.2	53.0	Moderate
		5.44				75.0	53.0	
<i>Subtotal</i>		18.07				131.0	92.0	
<b>Scattered Sites</b>								
7	1014281080000	2.96	RD 1	RD1	1.0	3.0	2.0	Above Moderate
		2.96				3.0	2.0	
8	1020371300000	3.90	RD2	RD2	2.0	7.8	5.0	Above Moderate
		3.90				7.0	5.0	
9	1015511270000	3.83	RD 4.5	RD4.5	4.5	17.3	12.0	Above Moderate
10	1015551300000	0.32	RD 4.5	RD4.5	4.5	1.4	1.0	
11	1016232170000	2.39	RD 4.5	RD4.5	4.5	10.7	7.0	
12	1019531030000	1.23	RD 4.5	RD4.5	4.5	5.5	3.0	
13	1020121020000	0.48	RD 4.5	RD4.5	4.5	2.1	1.0	
14	1020312320000	0.36	RD 4.5	RD4.5	4.5	1.6	1.0	
15	1020381050000	4.28	RD 4.5	RD4.5	4.5	19.3	13.0	
16	1020612020000	0.62	RD 4.5	RD4.5	4.5	2.8	1.0	
17	1020631080000	0.46	RD 4.5	RD4.5	4.5	2.1	1.0	
18	1020631090000	0.46	RD 4.5	RD4.5	4.5	2.0	1.0	
19	1020631100000	0.44	RD 4.5	RD4.5	4.5	2.0	1.0	
20	1020631140000	0.45	RD 4.5	RD4.5	4.5	2.0	1.0	

21	1020631390000	0.82	RD 4.5	RD4.5	4.5	3.7	2.0	
22		2.02	RD 4.5	RD4.5	4.5	9.1	6.0	
		18.16				81.0	51.0	
23	1020091140000	1.50	RD 12	RD12	12.0	18.0	12.0	Moderate
		1.50				18.0	12.0	
24	1015301070000	0.24	RD 20	RD20	20.0	4.8	3.0	Moderate
		0.24				4.0	3.0	
<i>Subtotal</i>		26.76				113.0	73.0	
<b>Vacant Total</b>								
Above Moderate		63.26				296.0	201.0	
Moderate		11.29				179.0	125.0	
<b>Total</b>		74.55				475.0	326.0	

**Table C-2: Underutilized Properties**

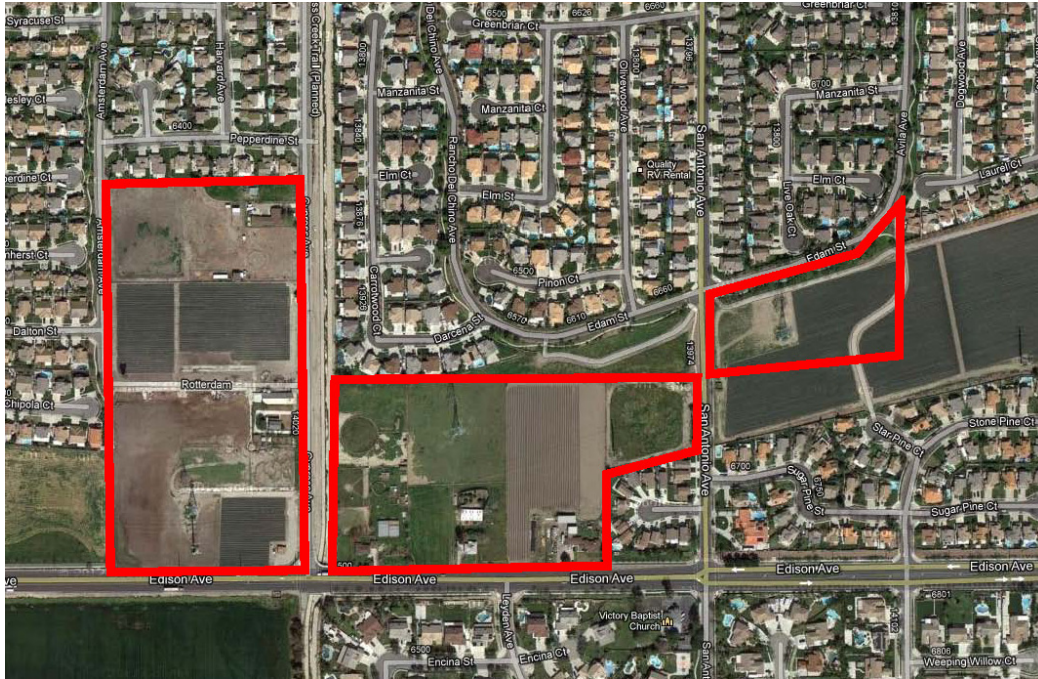
Map ID	APN	Acres	GPLU	Zoning	Density	ILR	Maximum Density	Realistic Capacity	Income Level
East Chino Specific Plan									
25	102124102	4.78	RD 4.5	RD4.5	4.5	0.35	21.5	15.0	Above Moderate
26	102125101	3.57	RD 4.5	RD4.5	4.5	1.03	16.1	11.0	
27	105323131	1.37	RD 4.5	RD4.5	4.5	0.0	6.2	4.0	
28	105325102	2.47	RD 4.5	RD4.5	4.5	4.80	11.1	7.0	
29	105325103	1.71	RD 4.5	RD4.5	4.5	4.70	7.7	5.0	
30	105325104	1.14	RD 4.5	RD4.5	4.5	3.40	5.1	3.0	
31	105325135	0.42	RD 4.5	RD4.5	4.5	1.86	1.9	1.0	
		15.46					70	46	
32	105236103	4.28	RD 8	RD8	8.0	4.27	34.2	23.0	Above Moderate
33	105236104	0.53	RD 8	RD8	8.0	0.53	4.2	2.0	
34	105237353	0.34	RD 8	RD8	8.0	--	2.7	1.0	
		5.15					41	26	
35	105322104	1.27	RD 14	RD14	14.0	1.44	17.8	12.0	Moderate
36	105322105	1.44	RD 14	RD14	14.0	1.44	20.2	14.0	
		2.71					38	26	
37	105205121	0.34	RD 20	RD20	20.0	0.25	6.8	4.0	Moderate
38	105205122	0.34	RD 20	RD20	20.0	0.00	6.8	4.0	
39	105205123	0.69	RD 20	RD20	20.0	1.73	13.8	9.0	
40	105205124	3.15	RD 20	RD20	20.0	0.23	63.0	44.0	
		4.52					90	61	
Subtotal		27.84					239	159	
Scattered Sites									
41	101635102	2.17	RD 4.5	RD4.5	4.5	2.16	9.8	6.0	Above Moderate
42	101635103	2.16	RD 4.5	RD4.5	4.5	2.15	9.7	6.0	
43	101635104	2.16	RD 4.5	RD4.5	4.5	2.15	9.7	6.0	
44	101635122	0.95	RD 4.5	RD4.5	4.5	0.95	4.3	2.0	

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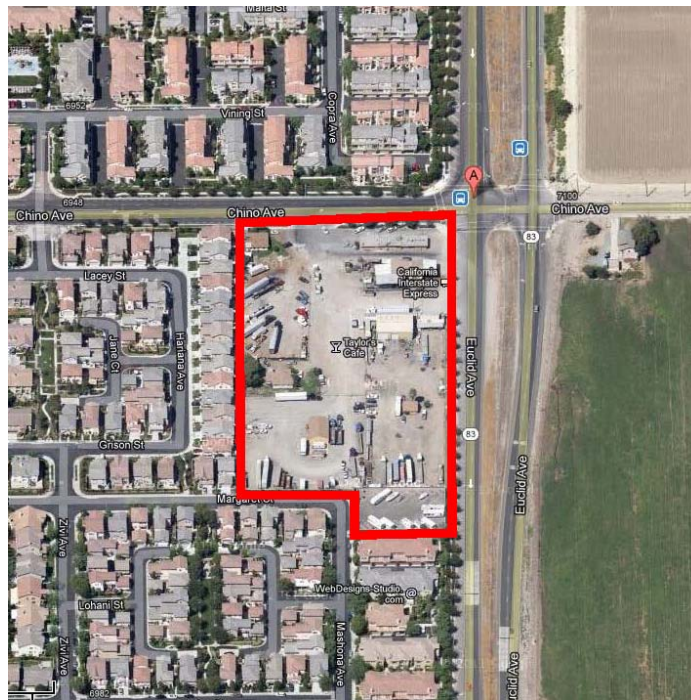
		7.44					33	20	
45	101916105	0.51	RD 8	RD8	8.0	0.51	4.1	2.0	Above Moderate
46	101916106	0.86	RD 8	RD8	8.0	0.86	6.9	4.0	
47	101916107	0.63	RD 8	RD8	8.0	0.64	5.0	3.0	
		2.00					16	9	
48	101916102	0.31	RD 12	RD12	12.0	0.31	3.7	2.0	Moderate
49	101916103	0.34	RD 12	RD12	12.0	0.33	4.1	3.0	
50	101916104	0.36	RD 12	RD12	12.0	0.35	4.3	3.0	
		1.01					12	8	
<i>Subtotal</i>		10.45					61	37	
<b>Underutilized Total</b>									
Above Moderate		30.10					160.3	101.0	
Moderate		8.24					140.5	95.0	
<b>Total</b>		38.34					300.0	196.0	

ILR = Improvement Value to Land Value Ratio. An ILR under 1.0 indicates a parcel is particularly underutilized.

**Site 25-31:** This 15 acre site is located north of Edison Avenue and bounded by Mountain Avenue to the west and San Antonio Avenue to the east. The properties are currently being utilized for marginal and/or agricultural uses. A vast majority of the site remains undeveloped and vacant.



**Site 32-34:** This five acre site is located south of Chino Avenue and west of Euclid Avenue. The parcels are currently being used for automobile and RV storage. A majority of the site is undeveloped.

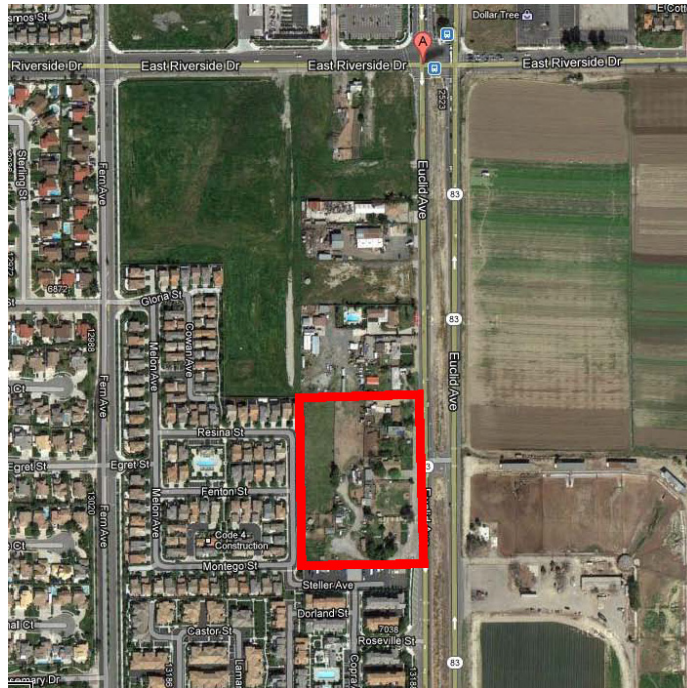




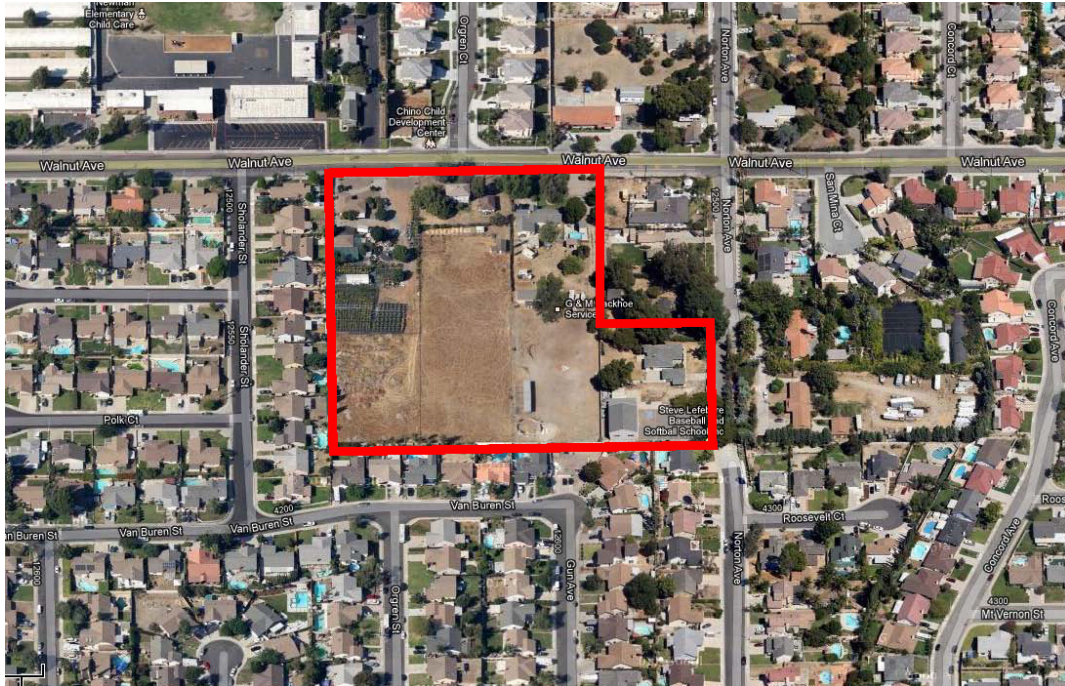
**Site 35-36:** This 2.7 acre site is located north of Edison Avenue and west of Euclid Avenue. The parcels are currently being used for automobile and RV storage. A majority of the site is undeveloped.



**Site 37-40:** This 4.5 acre site is located north of Chino Avenue and west of Euclid Avenue. Several older single family dwellings are currently occupying the site. However, a significant portion of the site remains undeveloped and appears to be utilized as yard space or private storage.



**Site 41-44:** This 7.4 acre site is located south of Walnut Avenue and west of Norton Avenue. Several older single family dwellings are currently occupying the site. However, a majority of the site remains undeveloped or underutilized as yard space.





**Site 45-50:** These parcels, totaling approximately three acres, are located south of Riverside Drive and west of Monte Vista Avenue. Several single family dwellings are currently occupying the site. However, a large portion of the site remains undeveloped or underutilized as yard space or landscaping.



